

RESOLUTION NO. 2024-245
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERSONG AT RIVERTOWN – PHASE FOUR-A.

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 Watersong at Rivertown – Phase Four-A.

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 \$5,918,740.52 has been filed with the Clerk’s office.

Section 3. A Required Improvements Bond in the amount of \$1,018,347.15 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

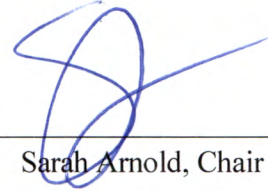
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of June, 2024.

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

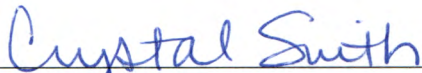
Rendition Date JUN 21 2024

BY: _____



Sarah Arnold, Chair

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



Deputy Clerk



Waterwing at Rivertown - Phase Four-A

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

WATERWING AT RIVERTOWN - PHASE FOUR-A
CAPTION

A PARCEL OF LAND, BEING A PORTION 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, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF TRACT "O-1", (OPEN SPACE), AS SHOWN ON THE PLAT OF "RIVERTOWN HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, MAP BOOK 82, PAGES 11 THROUGH 21, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF "TARKLIN ROAD", (A 80 FOOT PUBLIC ROAD RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF "RIVERTOWN PHASE TWO-B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 87, PAGES 10 THROUGH 17, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE MOST EASTERLY BOUNDARY OF "RIVERTOWN - PARCEL 13", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 82, PAGES 11 THROUGH 21, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 71°33'4" EAST, ALONG THE MOST EASTERLY BOUNDARY OF TRACT "O-1", (OPEN SPACE), AND THEN ALONG THE MOST EASTERLY BOUNDARY OF TRACT "O-1", (CONSERVATION TRACT), OF SAID RIVERTOWN - PARCEL 13; A DISTANCE OF 338.18 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 38°51'7" EAST, CONTINUING ALONG THE AFORESAID MOST EASTERLY BOUNDARY OF TRACT "O-1", (CONSERVATION), A DISTANCE OF 823.89 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 41°42'2" EAST, CONTINUING ALONG THE AFORESAID MOST EASTERLY BOUNDARY OF TRACT "O-1", (CONSERVATION), A DISTANCE OF 816.68 FEET, TO A POINT; RUN THENCE, SOUTH 75°41'25" EAST, A DISTANCE OF 454.08 FEET, TO A POINT, LYING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHEASTERLY, AND HAVING A RADIUS OF 286.00 FEET, THROUGH A CENTRAL ANGLE OF 47°48'32" TO THE LEFT, AND HAVING AN ARC LENGTH OF 216.83 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°33'04" EAST, 210.71 FEET; RUN THENCE, SOUTH 87°42'20" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 154.73 FEET, TO A POINT OF TANGENCY OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 50°14'10" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 31.72 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°23'27" EAST, 144.58 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 152°31'3" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 145.02 FEET, TO THE POINT OF CUSP OF A CURVE, OF A CURVE LEADING NORTHWESTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°18'04" WEST, 37.07 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 76°18'54" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 39.86 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHWESTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°18'04" WEST, 37.07 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 625.00 FEET, THROUGH A CENTRAL ANGLE OF 0°13'31" TO THE LEFT, AND HAVING AN ARC LENGTH OF 18.95 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°56'14" WEST, 18.95 FEET; RUN THENCE, NORTH 32°41'14" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 87.20 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 57°26'18" EAST, A DISTANCE OF 257.58 FEET, TO A POINT, ON THE MOST SOUTHERLY BOUNDARY OF THE PLAT OF "WATERWING AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 98, PAGES 1-21, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 58°37'50" EAST, ALONG THE BOUNDARY OF TRACT "O-1" (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN", A DISTANCE OF 54.55 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 73°23'18" EAST, CONTINUING ALONG THE BOUNDARY OF TRACT "O-1" (OPEN SPACE), AND THEN ALONG THE BOUNDARY OF TRACT "O-1" (CONSERVATION), AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN"; A DISTANCE OF 222.85 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 12°05'44" EAST, ALONG THE MOST WESTERLY BOUNDARY OF TRACT "O-1", (CONSERVATION), AND THEN ALONG THE WESTERLY LINE OF LOT 125, AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN", A DISTANCE OF 200.00 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF LOT 125, "WATERWING AT RIVERTOWN", AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN", AND ALSO BEING THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF "LIMPER HILLS DRIVE", (AN 80 FOOT PRIVATE ROAD RIGHT-OF-WAY), AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN";

COURSE No. 4: RUN THENCE, EASTERLY, ALONG THE AFORESAID WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF "LIMPER HILLS DRIVE", (AN 80 FOOT PRIVATE ROAD RIGHT-OF-WAY), AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN";

COURSE No. 5: RUN THENCE, SOUTH 13°07'18" EAST, ALONG THE AFORESAID WESTERLY TERMINUS OF SAID "LIMPER HILLS DRIVE"; AND THEN ALONG THE WESTERLY LINE OF LOT 125, ALL AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN", A DISTANCE OF 200.00 FEET, TO A POINT, ON THE MOST NORTHERLY BOUNDARY OF THE PLAT OF "WATERWING AT RIVERTOWN - PHASE TWO-B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 109, PAGES 81-88 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THENCE, ALONG THE NORTHERLY AND THE WESTERLY BOUNDARY OF TRACT "O-1" (CONSERVATION), AS SHOWN ON THE AFORESAID PLAT OF "WATERWING AT RIVERTOWN - PHASE TWO-B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 109, PAGES 81-88 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 76°52'42" WEST, A DISTANCE OF 181.52 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 20°21'23" WEST, A DISTANCE OF 728.93 FEET, TO A POINT; RUN THENCE, NORTH 65°21'38" WEST, A DISTANCE OF 215.89 FEET, TO A POINT; RUN THENCE, NORTH 39°00'45" WEST, A DISTANCE OF 322.15 FEET, TO A POINT; RUN THENCE, SOUTH 57°51'50" WEST, A DISTANCE OF 212.32 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 770.00 FEET, THROUGH A CENTRAL ANGLE OF 02°23'24" TO THE LEFT, AND HAVING AN ARC LENGTH OF 32.12 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°20'13" WEST, 32.12 FEET; RUN THENCE, SOUTH 55°20'45" WEST, A DISTANCE OF 128.85 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 646.10 FEET, THROUGH A CENTRAL ANGLE OF 60°33'11" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 101.27 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°10'30" EAST, 101.17 FEET; CONTINUE THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 890.00 FEET, THROUGH A CENTRAL ANGLE OF 08°54'29" TO THE LEFT, AND HAVING AN ARC LENGTH OF 186.01 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°12'25" EAST, 185.80 FEET; RUN THENCE, SOUTH 37°08'40" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 246.35 FEET, TO THE POINT OF TANGENCY OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 37°37'37" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 65.67 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°19'51" EAST, 64.50 FEET; RUN THENCE, SOUTH 02°28'57" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 203.53 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE,

(Continued on next Column)

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WATERWING AT RIVERTOWN - PHASE 4A
CAPTION

(Continued from previous Column)

SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 810.00 FEET, THROUGH A CENTRAL ANGLE OF 83°00'17" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 85.19 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°59'00" WEST, 59.64 FEET; RUN THENCE, SOUTH 83°29'14" WEST, A DISTANCE OF 37.62 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHERLY, AND HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'40" TO THE LEFT, AN ARC LENGTH OF 58.45 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHWESTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°49'24" WEST, 58.38 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHEASTERLY, AND HAVING A RADIUS OF 67.00 FEET, THROUGH A CENTRAL ANGLE OF 127°50'20" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 146.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°36'55" WEST, 120.43 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 309.75 FEET, THROUGH A CENTRAL ANGLE OF 51°18'16" TO THE LEFT, AND HAVING AN ARC LENGTH OF 278.80 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°48'32" WEST, 268.48 FEET; RUN THENCE, NORTH 28°30'05" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 330.22 FEET, TO A POINT; RUN THENCE, SOUTH 60°24'05" WEST, ALONG A DISTANCE OF 130.00 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 20°34'00" WEST, A DISTANCE OF 60.00 FEET, TO A POINT; RUN THENCE, NORTH 29°33'50" WEST, A DISTANCE OF 64.23 FEET, TO A POINT; RUN THENCE, SOUTH 45°03'36" WEST, A DISTANCE OF 193.81 FEET, TO A POINT, BEING THE CUSP OF A CURVE, LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 105°20'30" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 82.74 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°18'09" EAST, 71.56 FEET; RUN THENCE, SOUTH 29°33'50" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 201.42 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 74°32'08" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 58.54 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°40'09" WEST, 54.50 FEET; RUN THENCE, SOUTH 44°59'13" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 177.15 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 80°11'44" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 70.54 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°38'04" WEST, 63.75 FEET; RUN THENCE, NORTH 44°32'22" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 17.20 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 17°08'51" TO THE LEFT, AND HAVING AN ARC LENGTH OF 84.07 FEET, TO THE POINT OF CUSP OF A CURVE, LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°25'48" WEST, 107.13 FEET; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX EASTERLY, AND HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 107°20'50" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 84.07 FEET, TO THE POINT OF CUSP OF A CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°27'40" WEST, 72.37 FEET; RUN THENCE, SOUTH 45°03'36" WEST, A DISTANCE OF 21.82 FEET, TO A POINT; RUN THENCE, NORTH 44°56'24" WEST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE, SOUTH 49°03'38" WEST, A DISTANCE OF 62.71 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 200.30 FEET, THROUGH A CENTRAL ANGLE OF 127°16'18" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 42.90 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°14'45" WEST, 42.82 FEET; RUN THENCE, SOUTH 28°26'48" WEST, A DISTANCE OF 8.03 FEET, TO A POINT; RUN THENCE, SOUTH 63°41'27" WEST, A DISTANCE OF 6.10 FEET, TO A POINT; RUN THENCE, NORTH 78°33'58" WEST, A DISTANCE OF 3.64 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX WESTERLY, AND HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'04" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 46.56 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING WESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°02'57" WEST, 46.45 FEET; RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHERLY, AND HAVING A RADIUS OF 200.28 FEET, THROUGH A CENTRAL ANGLE OF 48°24'29" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 168.21 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°18'09" EAST, 168.21 FEET; RUN THENCE, NORTH 58°04'11" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 71.83 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 35.10 FEET, THROUGH A CENTRAL ANGLE OF 02°24'29" TO THE LEFT, AND HAVING AN ARC LENGTH OF 35.10 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°18'53" WEST, 35.10 FEET; RUN THENCE, NORTH 58°56'21" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 68.34 FEET, TO A POINT, ON THE EASTERLY TERMINUS OF A 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN PHASE TWO-B", AS RECORDED IN MAP BOOK 87, PAGES 70-77 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 27°04'42" EAST, ALONG THE AFORESAID EASTERLY TERMINUS OF SAID 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, A DISTANCE OF 60.00 FEET, TO A POINT, ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, SAID POINT ALSO ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, ALONG THE AFORESAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX EASTERLY, AND HAVING A RADIUS OF 145.00 FEET, THROUGH A CENTRAL ANGLE OF 51°18'16" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 128.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°21'40" WEST, 128.71 FEET;

COURSE No. 2: RUN THENCE, NORTH 11°44'02" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 10.46 FEET, TO A POINT, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF TRACT "O-1", (OPEN SPACE), AS SHOWN ON THE PLAT OF "RIVERTOWN - PARCEL 13", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 82, PAGES 11 THROUGH 21, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 1,826,948 SQUARE FEET, OR 44.28 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., 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 _____

MAP BOOK _____ PAGE _____

SHEET ONE (1) of NINE (9) 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 HEREAFTER BE KNOWN AS "WATERWING AT RIVERTOWN - PHASE FOUR-A", 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 RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "LIMPER HILLS DRIVE", "FOXFOOD PLACE", "MERCHANT AVENUE", AND "BAKERFIELD WAY" (ALL ARE PRIVATE ROAD RIGHTS-OF-WAY), IS HEREBY IRREVOCABLY DEDICATED TO WATERWING AT RIVERTOWN 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 "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7" AND "O-8", (OPEN SPACE) ARE HEREBY DEDICATED TO THE WATERWING AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR MAINTENANCE OF THE TRACTS, LANDSCAPING, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE 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, "COMING REVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND ITS SUCCESSORS AND ASSIGNS, THE UNDERSIGNED OWNER AND/OR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RETAIN THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER AND/OR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RESERVE THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNER'S ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT, ALL EASEMENTS NOT OTHERWISE ADDED OR DEDICATED ARE TO REMAIN PRIVATELY OWNED.

TRACTS "C-1", "C-2" AND "C-3" (CONSERVATION TRACT) AND TRACTS "SWAF-1", "SWMF-3", "SWMF-4A" AND "SWMF-4B", (STORMWATER MANAGEMENT FACILITY), TRACT "B" (LANDSCAPE BUFFER), ARE HEREBY DEDICATED TO THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.04, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

THESE 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.

MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATE TO THE 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.

TRACT "LS" (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 AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNER'S 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 LIFT STATION.

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

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT; OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND MODIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS, PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE THE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

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

Watersong at Rivertown - Phase Four-A

BEING A PORTION 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 NINE (9) SHEETS

0 125 250

GRAPHIC SCALE
SCALE: 1"=125'



(RESIDUAL LANDS OF)
SPECIAL WARRANTY DEED
O.R. BOOK 3863, PAGE 1614

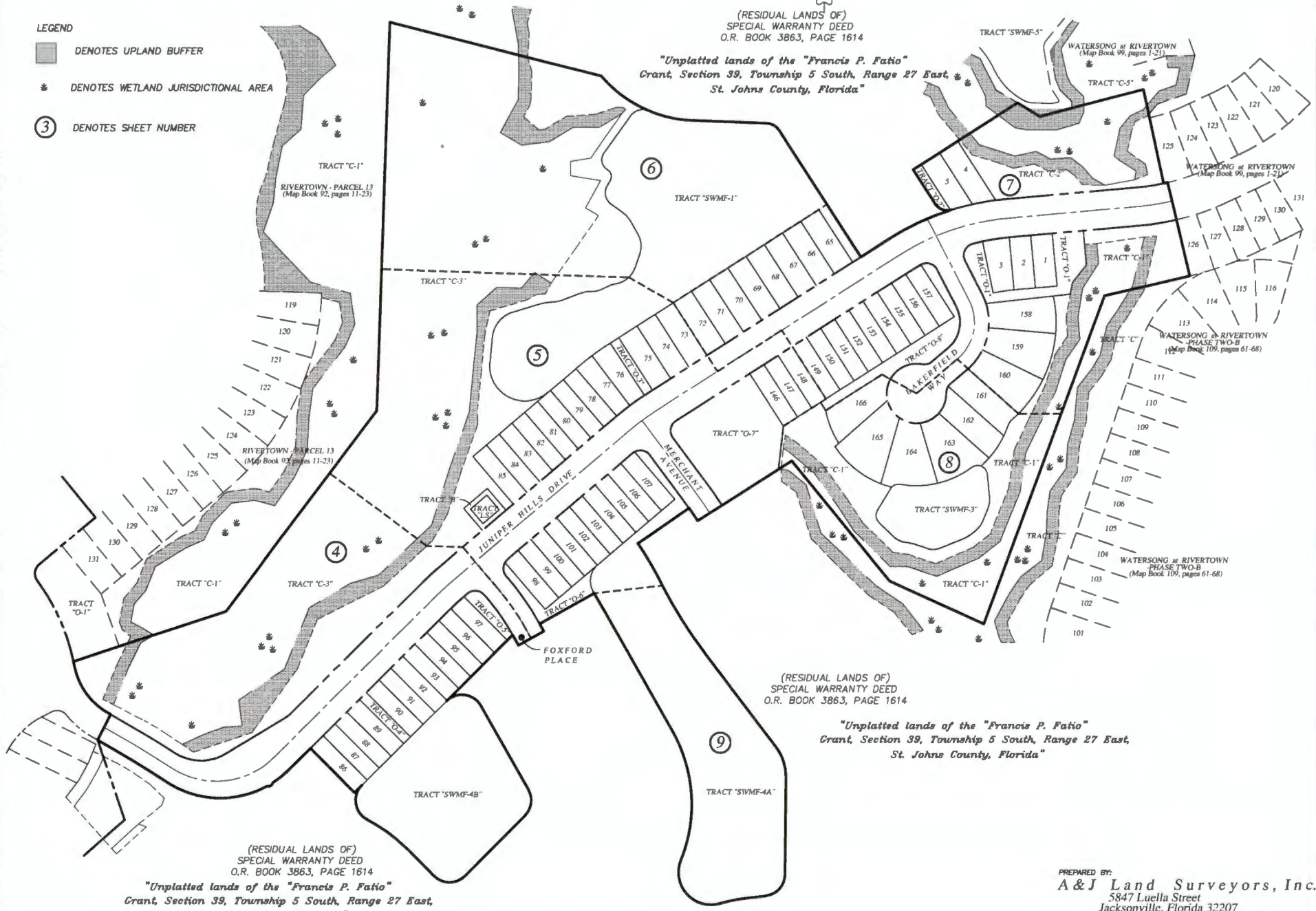
"Unplatted lands of the 'Francis P. Fatio'
Grant, Section 39, Township 5 South, Range 27 East,
St. Johns County, Florida"

LEGEND

DENOTES UPLAND BUFFER

DENOTES WETLAND JURISDICTIONAL AREA

DENOTES SHEET NUMBER



(RESIDUAL LANDS OF)
SPECIAL WARRANTY DEED
O.R. BOOK 3863, PAGE 1614

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

(RESIDUAL LANDS OF)
SPECIAL WARRANTY DEED
O.R. BOOK 3863, PAGE 1614
"Unplatted lands of the 'Francis P. Fatio'
Grant, Section 39, Township 5 South, Range 27 East,
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PREPARED BY:
A & J Land Surveyors, Inc.
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Watersong at Rivertown - Phase Four-A

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

MAP BOOK _____ PAGE _____

SHEET FOUR (4) OF NINE (9) 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 WETLAND LINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C142 | 449.50' | 8°20'13" | 48.71' | N 39°33'18" W | 49.69' |

LINE TABLE FOR WETLAND LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L100 | N 71°53'34" E | 159.20' |
| L101 | N 59°32'23" E | 31.81' |
| L102 | N 26°33'51" E | 58.81' |
| L103 | N 22°21'22" E | 81.87' |
| L104 | N 62°43'14" W | 72.74' |
| L105 | N 58°23'10" W | 43.59' |
| L106 | S 64°53'38" W | 49.78' |
| L107 | S 69°42'34" W | 44.62' |
| L108 | S 86°39'30" W | 38.70' |
| L109 | S 07°39'17" E | 54.55' |
| L110 | S 56°21'51" W | 115.36' |
| L111 | S 22°03'28" W | 138.08' |
| L112 | S 69°13'36" W | 100.10' |
| L113 | S 73°49'57" W | 60.86' |
| L114 | S 46°27'09" W | 100.80' |
| L115 | S 57°51'48" E | 0.86' |

CURVE TABLE FOR PLAT BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C15 | 45.00' | 1°05'20.30" | 82.74' | S 82°16'09" E | 71.55' |
| C16 | 45.00' | 74°32'08" | 58.54' | S 07°40'00" W | 54.50' |
| C17 | 45.00' | 90°11'24" | 70.84' | N 89°58'04" W | 63.75' |
| C18 | 380.00' | 17°06'51" | 107.53' | N 53°25'48" W | 107.13' |
| C19 | 45.00' | 107°02'50" | 84.07' | N 08°27'49" W | 72.37' |
| C20 | 200.30' | 12°16'18" | 42.90' | S 51°11'43" W | 42.89' |
| C21 | 200.30' | 131°9'04" | 46.56' | S 68°02'57" W | 46.45' |
| C22 | 200.28' | 48°24'29" | 168.21' | N 82°16'56" W | 164.22' |
| C23 | 970.00' | 2°04'25" | 35.10' | N 59°06'53" W | 35.10' |
| C24 | 145.00' | 51°15'16" | 129.71' | N 37°21'40" W | 125.43' |

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|-------------|------------|---------------|--------------|
| C25 | 1000.00' | 2°04'25" | 36.19' | N 59°06'53" W | 36.19' |
| C26 | 175.00' | 76°51'43" | 234.78' | N 83°29'27" E | 217.55' |
| C27 | 500.00' | 4°28'11" | 39.01' | S 47°17'42" W | 39.00' |
| C35 | 500.00' | 10°52'18" | 94.87' | N 35°02'04" W | 94.73' |

CURVE TABLE FOR RIGHT OF WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|-------------|------------|---------------|--------------|
| C38 | 1030.00' | 2°04'25" | 37.28' | N 59°06'53" W | 37.27' |
| C39 | 100.00' | 62°38'51" | 109.34' | S 89°24'07" E | 103.97' |
| C40 | 100.00' | 147°52'52" | 24.81' | N 52°10'02" E | 24.75' |
| C41 | 540.00' | 4°28'11" | 42.13' | S 47°17'42" W | 42.12' |
| C61 | 470.00' | 10°52'18" | 89.18' | N 35°02'04" W | 89.05' |
| C62 | 25.00' | 90°00'00" | 36.27' | N 85°28'13" W | 35.36' |
| C63 | 460.00' | 4°28'11" | 35.89' | S 47°17'42" W | 35.88' |

LINE TABLE FOR PLAT BOUNDARY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 29°35'55" E | 17.20' |
| L2 | S 80°24'05" W | 60.00' |
| L3 | N 29°35'55" W | 24.93' |
| L4 | S 28°28'46" W | 8.03' |
| L5 | S 63°41'52" W | 6.10' |
| L6 | N 78°33'58" W | 3.94' |

LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L7 | S 29°35'55" E | 30.01' |

LINE TABLE FOR RIGHT-OF-WAY DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L8 | S 40°28'13" E | 8.31' |
| L10 | S 49°31'47" W | 10.58' |

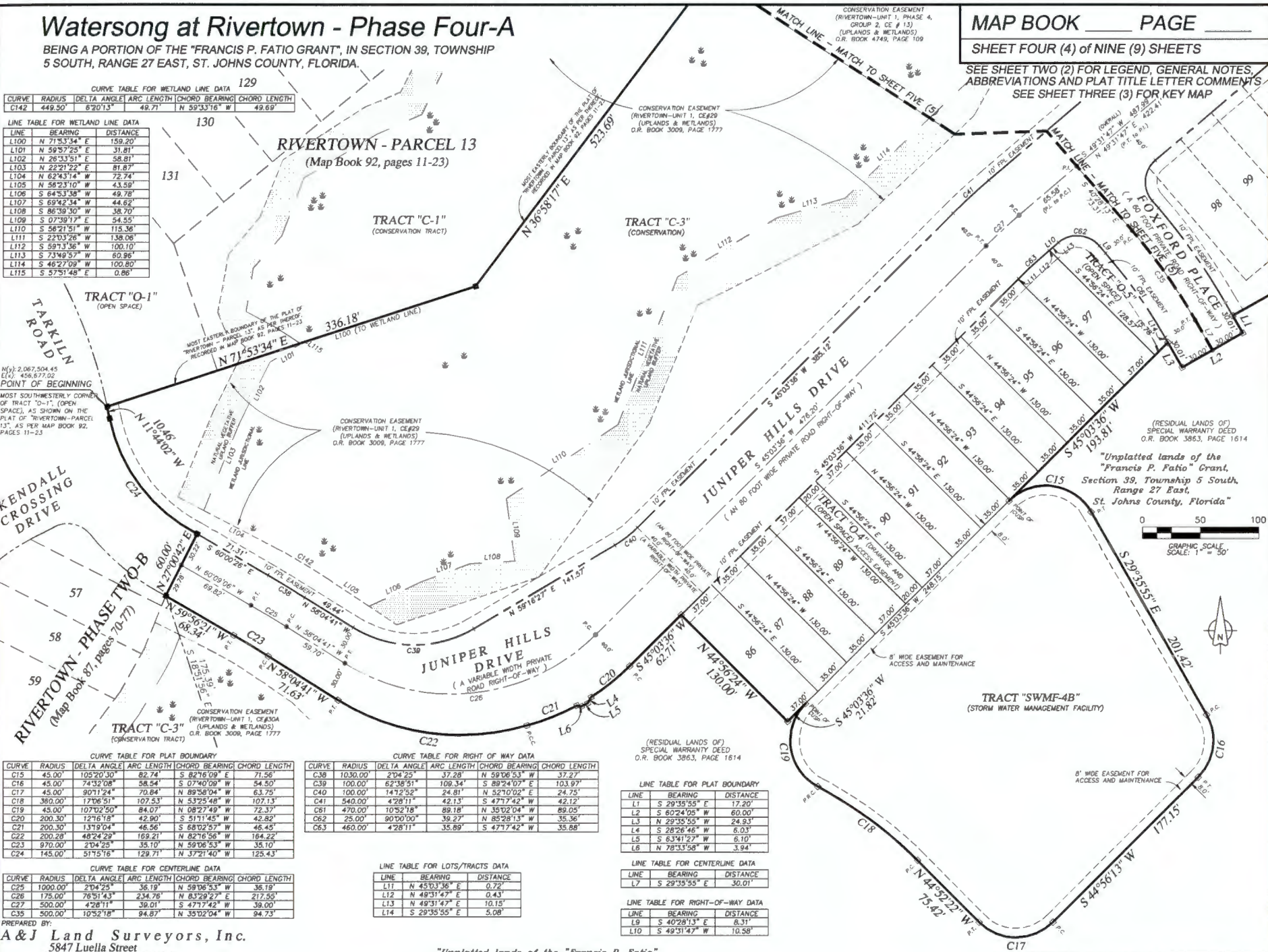
LINE TABLE FOR LOTS/TRACTS DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L11 | N 45°03'36" E | 0.72' |
| L12 | N 49°31'47" E | 0.43' |
| L13 | N 49°31'47" E | 10.15' |
| L14 | S 29°35'55" E | 5.08' |

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

NOTE: UPLAND BUFFERS WILL REMAIN
 NATURALLY VEGETATED AND UNDISTURBED



Watersong at Rivertown - Phase Four - A

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



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

LINE TABLE FOR PLAT BOUNDARY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 29°35'55" E | 17.20' |
| L2 | S 80°24'05" W | 60.00' |
| L3 | N 29°35'55" W | 24.93' |

LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L7 | S 29°35'55" E | 30.01' |

LINE TABLE FOR RIGHT-OF-WAY DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L8 | S 40°28'13" E | 8.31' |

LINE TABLE FOR LOTS/TRACTS DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L17 | N 05°21'41" E | 50.54' |
| L18 | N 73°17'46" E | 61.75' |
| L19 | N 84°06'20" E | 21.35' |
| L35 | S 49°31'47" W | 20.00' |
| L36 | S 49°31'37" W | 65.00' |
| L37 | S 40°28'29" E | 60.00' |
| L38 | S 49°31'51" W | 65.00' |
| L39 | N 40°28'28" W | 60.00' |
| L40 | N 40°28'28" W | 40.00' |
| L41 | S 49°31'47" W | 45.00' |
| L42 | S 49°31'51" W | 45.00' |
| L43 | S 40°28'29" E | 40.00' |

TRACT "C-3" (CONSERVATION)
LINE TABLE FOR WETLAND LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L114 | S 46°27'05" W | 100.80' |
| L115 | S 46°26'36" W | 50.09' |
| L116 | S 17°25'13" W | 116.45' |
| L117 | S 19°05'11" W | 132.74' |
| L118 | S 05°22'53" W | 28.77' |
| L119 | S 05°28'58" W | 63.89' |
| L120 | S 05°38'35" W | 68.28' |
| L121 | S 00°40'24" W | 61.35' |
| L122 | S 4°51'19" W | 54.89' |
| L123 | N 88°03'05" W | 28.82' |
| L124 | N 88°03'50" W | 23.28' |
| L125 | S 39°52'26" W | 9.64' |
| L126 | S 39°52'24" W | 32.89' |

CONSERVATION EASEMENT (RIVERTOWN-UNIT 1, PHASE 4, GROUP 2, CE # 13) (UPLANDS & WETLANDS) O.R. BOOK 4749, PAGE 109

CONSERVATION EASEMENT (RIVERTOWN-UNIT 1, CE#29) (UPLANDS & WETLANDS) O.R. BOOK 3006, PAGE 1777

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

CURVE TABLE FOR TRACT SWMF-1 DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C115 | 73.00' | 137°49'54" | 173.06' | S 63°33'16" E | 135.29' |
| C116 | 62.21' | 68°01'24" | 73.86' | S 37°24'05" W | 69.59' |
| C117 | 30.00' | 10°48'34" | 8.43' | S 78°42'03" W | 9.42' |
| C118 | 30.00' | 14°47'00" | 12.90' | N 76°42'50" E | 12.82' |
| C119 | 75.00' | 21°04'52" | 27.60' | S 78°51'48" W | 27.44' |
| C120 | 50.00' | 31°13'19" | 27.25' | N 74°47'32" E | 26.91' |
| C121 | 75.00' | 20°33'26" | 26.91' | S 69°27'36" W | 26.77' |

CURVE TABLE FOR LOTS/TRACTS DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C72 | 540.00' | 01°02'51" | 3.04' | S 57°09'20" W | 3.04' |
| C73 | 540.00' | 3°52'38" | 37.01' | S 55°01'52" W | 37.00' |
| C74 | 540.00' | 3°52'17" | 33.34' | S 51°17'55" W | 33.34' |
| C75 | 670.00' | 0°56'05" | 10.93' | S 57°26'55" W | 10.93' |
| C76 | 670.00' | 3°53'01" | 45.80' | S 55°01'22" W | 45.80' |
| C77 | 670.00' | 3°52'04" | 41.33' | S 51°17'49" W | 41.32' |
| C78 | 25.00' | 70°23'04" | 30.73' | S 05°18'41" E | 28.84' |
| C79 | 25.00' | 19°36'56" | 8.56' | S 39°43'19" W | 8.52' |
| C80 | 45.00' | 79°07'27" | 62.14' | S 09°57'49" W | 57.32' |
| C81 | 25.00' | 11°33'54" | 5.05' | S 55°18'44" W | 5.04' |
| C82 | 25.00' | 82°09'26" | 35.85' | N 77°49'36" W | 32.85' |
| C142 | 670.00' | 7°47'13" | 91.06' | S 53°25'24" W | 90.99' |
| C143 | 770.00' | 2°02'58" | 27.54' | N 35°43'24" W | 27.54' |

CURVE TABLE FOR PLAT BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C7 | 770.00' | 2°23'24" | 32.12' | N 33°30'13" W | 32.12' |
| C8 | 840.15' | 9°03'51" | 101.27' | S 30°10'32" E | 101.17' |
| C9 | 960.00' | 9°54'29" | 166.01' | S 32°11'25" E | 165.80' |

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C28 | 500.00' | 7°47'13" | 67.95' | S 53°25'24" W | 67.80' |
| C29 | 500.00' | 3°43'20" | 32.48' | S 51°23'27" W | 32.48' |
| C30 | 500.00' | 4°03'53" | 35.47' | S 55°17'04" W | 35.48' |
| C35 | 500.00' | 10°52'18" | 94.87' | N 35°02'04" W | 94.73' |
| C36 | 800.00' | 4°25'38" | 61.82' | N 34°32'04" W | 61.80' |

CURVE TABLE FOR RIGHT-OF-WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C42 | 540.00' | 7°47'13" | 73.39' | S 53°25'24" W | 73.33' |
| C55 | 25.00' | 84°03'53" | 41.04' | S 10°17'04" W | 36.59' |
| C56 | 830.00' | 4°24'57" | 63.97' | N 34°32'24" W | 63.85' |
| C57 | 770.00' | 4°25'22" | 59.89' | N 34°31'42" W | 59.85' |
| C58 | 25.00' | 93°43'20" | 40.89' | N 83°36'53" W | 36.48' |
| C59 | 25.00' | 90°00'00" | 38.27' | S 04°31'47" W | 35.36' |
| C60 | 530.00' | 10°52'18" | 100.97' | N 35°02'04" W | 100.42' |

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(RESIDUAL LANDS OF) SPECIAL WARRANTY DEED O.R. BOOK 3863, PAGE 1614

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

(RESIDUAL LANDS OF) SPECIAL WARRANTY DEED O.R. BOOK 3863, PAGE 1614

Watersong at Rivertown - Phase Four-A

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

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET SIX (6) of NINE (9) 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 DATA

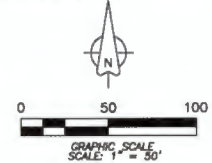
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1 | 260.00' | 47°48'32" | 216.95' | S 63°33'04" E | 210.71' |
| C2 | 33.00' | 95°04'10" | 31.72' | S 80°15'15" E | 30.51' |

CURVE TABLE FOR TRACT "SWMF-1" DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C121 | 75.00' | 20°33'26" | 26.91' | S 69°27'56" W | 26.77' |
| C122 | 50.11' | 60°48'13" | 53.17' | N 49°20'12" E | 50.71' |
| C123 | 50.00' | 48°42'52" | 42.51' | N 05°27'18" W | 41.24' |
| C124 | 50.00' | 24°23'10" | 21.28' | N 42°00'19" W | 21.12' |
| C125 | 30.00' | 86°13'46" | 43.08' | S 11°10'00" E | 40.94' |
| C126 | 15.00' | 85°27'17" | 22.37' | N 10°51'45" W | 20.38' |
| C127 | 25.00' | 89°57'11" | 39.25' | S 09°15'01" E | 35.34' |
| C128 | 33.00' | 76°51'54" | 44.27' | S 74°09'32" W | 41.03' |
| C129 | 260.00' | 20°22'49" | 92.48' | S 77°35'56" E | 92.00' |
| C130 | 33.00' | 90°02'11" | 51.86' | N 12°17'55" E | 46.68' |

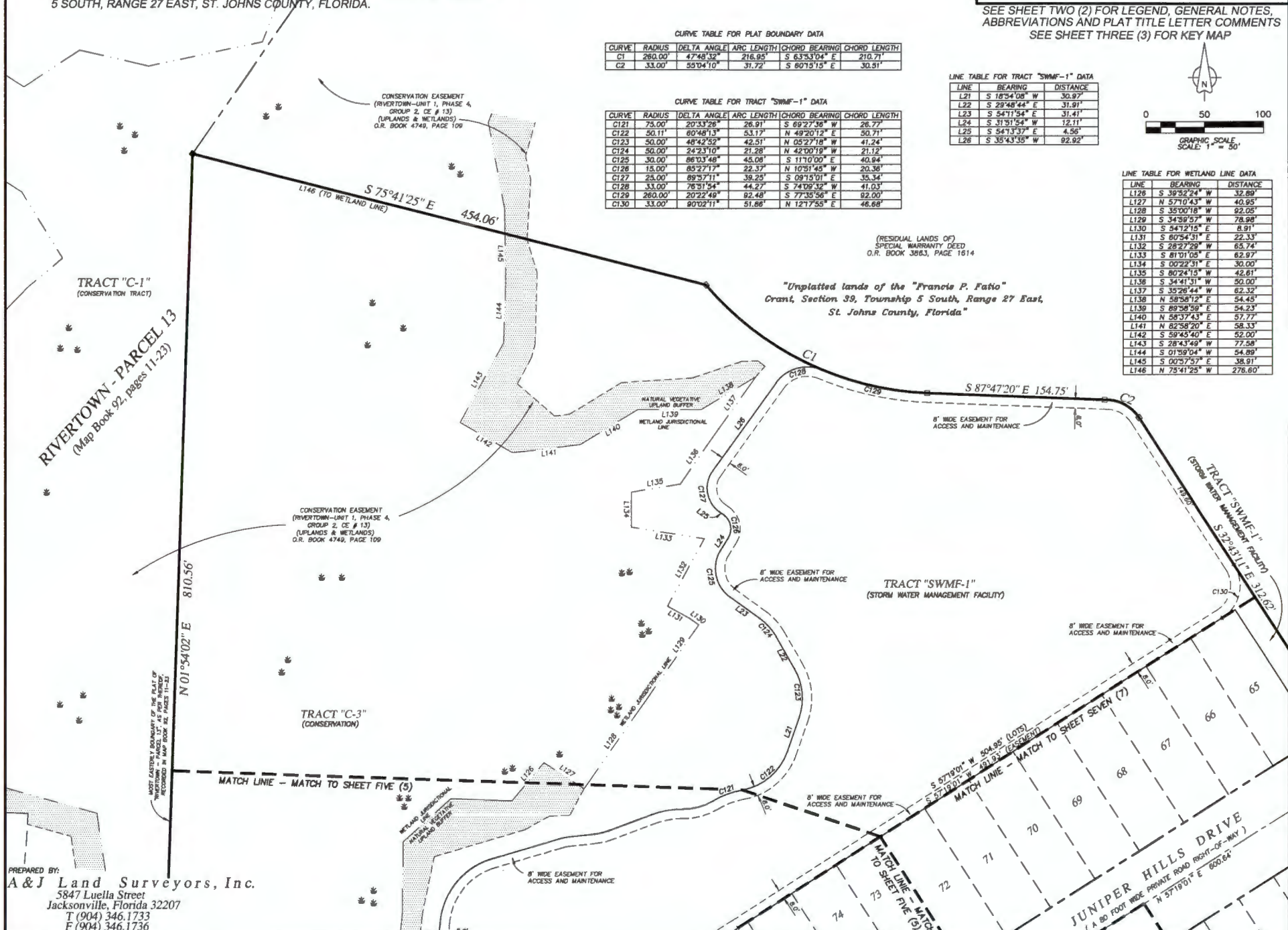
LINE TABLE FOR TRACT "SWMF-1" DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L21 | S 18°54'06" W | 30.97' |
| L22 | S 29°48'44" E | 31.91' |
| L23 | S 54°11'54" E | 31.41' |
| L24 | S 31°51'54" W | 12.11' |
| L25 | S 54°13'37" E | 4.56' |
| L26 | S 35°43'35" W | 92.92' |



LINE TABLE FOR WETLAND LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L126 | S 39°32'24" W | 32.89' |
| L127 | N 57°10'43" W | 40.95' |
| L128 | S 35°00'18" W | 92.05' |
| L129 | S 34°59'57" W | 78.98' |
| L130 | S 54°12'15" E | 8.91' |
| L131 | S 80°54'31" E | 22.33' |
| L132 | S 28°27'29" W | 65.74' |
| L133 | S 81°01'05" E | 62.97' |
| L134 | S 00°22'51" E | 30.00' |
| L135 | S 80°24'15" W | 42.61' |
| L136 | S 34°41'31" W | 50.00' |
| L137 | S 39°26'44" W | 62.32' |
| L138 | N 58°56'12" E | 54.45' |
| L139 | S 89°58'59" E | 54.23' |
| L140 | N 58°37'43" E | 57.77' |
| L141 | N 62°58'20" E | 58.33' |
| L142 | S 59°45'40" E | 52.00' |
| L143 | S 28°43'48" W | 77.58' |
| L144 | S 01°59'04" W | 54.89' |
| L145 | S 00°57'52" E | 38.91' |
| L146 | N 75°41'25" W | 276.60' |



TRACT "C-1"
(CONSERVATION TRACT)

RIVERTOWN - PARCEL 13
(Map Book 92, pages 11-23)

CONSERVATION EASEMENT
(RIVERTOWN-UNIT 1, PHASE 4,
GROUP 2, CE # 13)
(UPLANDS & WETLANDS)
O.R. BOOK 4749, PAGE 109

TRACT "C-3"
(CONSERVATION)

(RESIDUAL LANDS OF)
SPECIAL WARRANTY DEED
O.R. BOOK 3863, PAGE 1614

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

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

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Watersong at Rivertown - Phase Four - 4

BENG A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

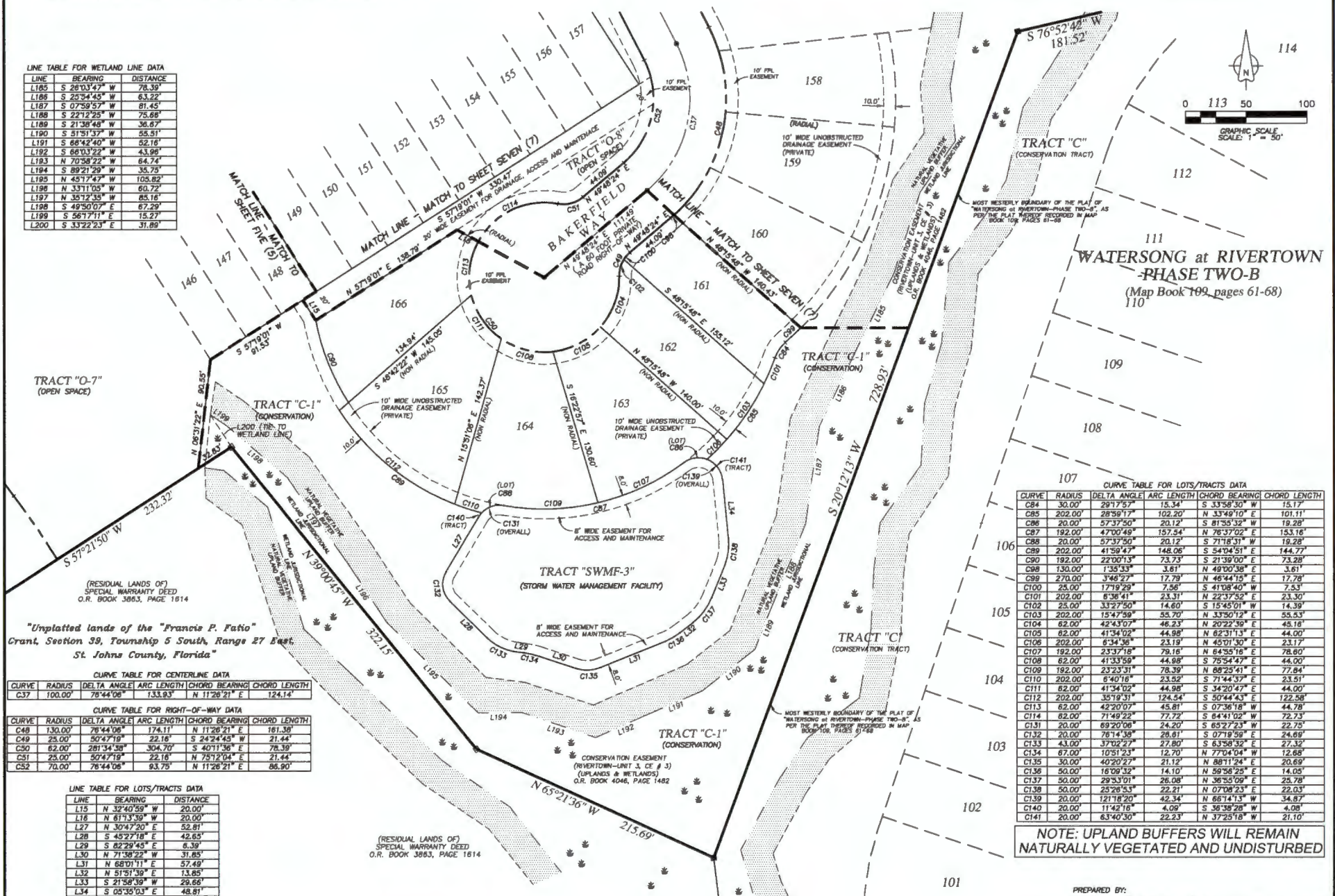
SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS, and PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of NINE (9) SHEETS

LINE TABLE FOR WETLAND LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L185 | S 28°03'47" W | 78.39' |
| L186 | S 25°54'45" W | 63.22' |
| L187 | S 07°59'57" W | 81.45' |
| L188 | S 22°12'25" W | 75.66' |
| L189 | S 21°38'49" W | 36.67' |
| L190 | S 81°51'37" W | 55.51' |
| L191 | S 66°42'40" W | 52.16' |
| L192 | S 66°03'22" W | 43.98' |
| L193 | N 70°58'22" W | 64.74' |
| L194 | S 89°21'29" W | 35.75' |
| L195 | N 45°17'47" W | 105.82' |
| L196 | N 33°11'05" W | 60.72' |
| L197 | N 35°12'35" W | 85.16' |
| L198 | S 49°50'07" E | 67.29' |
| L199 | S 56°17'11" E | 15.27' |
| L200 | S 33°22'23" E | 31.89' |



WATERSONG at RIVERTOWN - PHASE TWO-B
(Map Book T09, pages 61-68)

TRACT "O-7" (OPEN SPACE)

TRACT "C-1" (CONSERVATION)

(RESIDUAL LANDS OF) SPECIAL WARRANTY DEED O.R. BOOK 3863, PAGE 1814

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

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C37 | 100.00' | 76°44'06" | 133.93' | N 11°26'21" E | 124.14' |

CURVE TABLE FOR RIGHT-OF-WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C48 | 130.00' | 76°44'06" | 174.11' | N 11°26'21" E | 161.36' |
| C49 | 25.00' | 80°47'19" | 22.16' | S 24°24'45" W | 21.44' |
| C50 | 62.00' | 281°34'36" | 304.70' | S 40°11'36" E | 78.39' |
| C51 | 25.00' | 80°47'19" | 22.16' | N 75°12'04" E | 21.44' |
| C52 | 70.00' | 76°44'06" | 93.75' | N 11°26'21" E | 86.90' |

CURVE TABLE FOR LOTS/TRACTS DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C84 | 30.00' | 29°17'57" | 15.34' | S 33°58'30" W | 15.17' |
| C85 | 202.00' | 28°59'17" | 102.20' | N 33°49'10" E | 101.11' |
| C86 | 20.00' | 57°37'50" | 20.12' | S 81°55'32" W | 18.28' |
| C87 | 192.00' | 47°00'49" | 157.54' | N 78°37'02" E | 153.16' |
| C88 | 20.00' | 57°37'50" | 20.12' | S 71°18'31" W | 18.28' |
| C89 | 202.00' | 41°59'47" | 148.06' | S 54°04'51" E | 144.77' |
| C90 | 192.00' | 22°00'13" | 73.73' | S 21°39'00" E | 73.28' |
| C98 | 130.00' | 1°35'33" | 3.61' | N 49°00'38" E | 3.61' |
| C99 | 270.00' | 3°48'27" | 17.79' | N 46°44'15" E | 17.78' |
| C100 | 25.00' | 17°19'29" | 7.56' | S 41°08'40" W | 7.53' |
| C101 | 202.00' | 8°08'41" | 23.31' | N 22°37'52" E | 23.30' |
| C102 | 25.00' | 33°27'50" | 14.60' | S 15°45'01" W | 14.39' |
| C103 | 202.00' | 15°47'59" | 55.70' | N 33°50'12" E | 55.53' |
| C104 | 62.00' | 42°43'07" | 46.23' | N 20°22'39" E | 45.18' |
| C105 | 62.00' | 41°34'02" | 44.98' | N 62°31'13" E | 44.00' |
| C106 | 202.00' | 6°34'36" | 23.19' | N 45°01'30" E | 23.17' |
| C107 | 192.00' | 23°37'18" | 79.18' | N 64°35'16" E | 78.60' |
| C108 | 62.00' | 41°33'59" | 44.98' | S 75°54'47" E | 44.00' |
| C109 | 192.00' | 23°23'31" | 78.39' | N 68°25'41" E | 77.64' |
| C110 | 202.00' | 6°40'18" | 23.52' | S 71°44'37" E | 23.51' |
| C111 | 62.00' | 41°34'02" | 44.98' | S 34°20'47" E | 44.00' |
| C112 | 202.00' | 35°19'31" | 124.54' | S 50°44'43" E | 122.58' |
| C113 | 62.00' | 42°20'07" | 45.81' | S 07°36'18" W | 44.78' |
| C114 | 62.00' | 71°49'22" | 77.72' | S 84°41'02" W | 72.73' |
| C131 | 20.00' | 89°20'06" | 24.20' | S 65°27'23" W | 22.75' |
| C132 | 20.00' | 78°14'39" | 28.67' | S 07°19'59" E | 24.69' |
| C133 | 43.00' | 37°02'27" | 27.80' | S 63°58'32" E | 27.59' |
| C134 | 67.00' | 105°11'53" | 12.70' | N 77°04'04" W | 12.58' |
| C135 | 30.00' | 40°20'27" | 21.12' | N 88°11'24" E | 20.69' |
| C136 | 50.00' | 16°09'32" | 14.10' | N 59°56'25" E | 14.05' |
| C137 | 50.00' | 29°53'01" | 26.08' | N 36°55'09" E | 25.78' |
| C138 | 50.00' | 25°28'53" | 22.21' | N 07°08'23" E | 22.03' |
| C139 | 20.00' | 121°18'20" | 42.34' | N 66°41'31" W | 34.83' |
| C140 | 20.00' | 11°42'16" | 4.06' | S 36°39'28" W | 4.08' |
| C141 | 20.00' | 63°40'30" | 22.23' | N 37°25'18" W | 21.10' |

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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Watersong at Rivertown - Phase Four-A

BENG A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

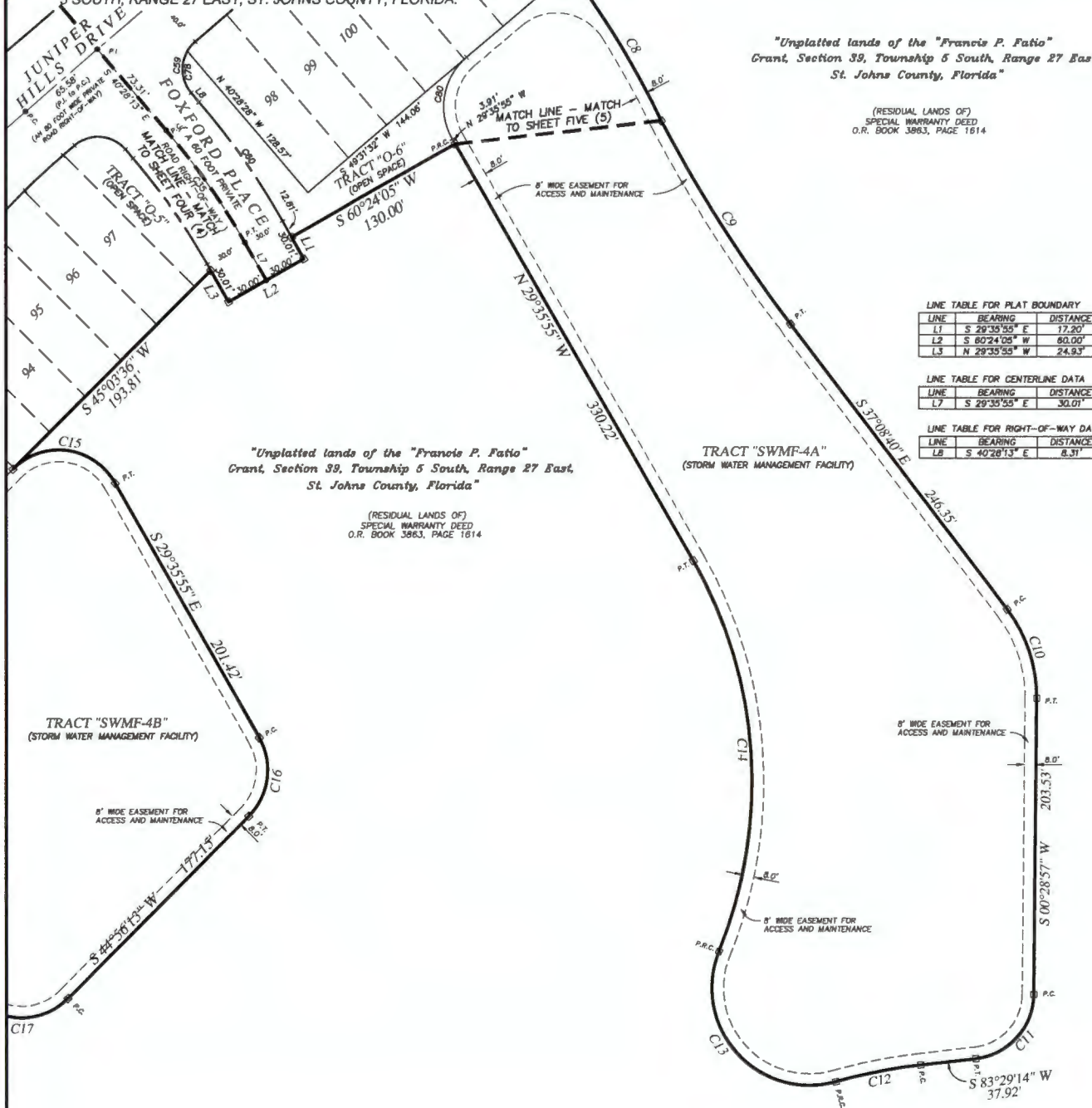
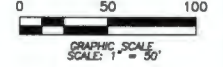
SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS, and PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

MAP BOOK _____ PAGE _____

SHEET NINE (9) of NINE (9) SHEETS

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

(RESIDUAL LANDS OF)
SPECIAL WARRANTY DEED
O.R. BOOK 3863, PAGE 1614



LINE TABLE FOR PLAT BOUNDARY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 29°35'55" E | 17.20' |
| L2 | S 60°24'05" W | 60.00' |
| L3 | N 29°35'55" W | 24.93' |

LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L7 | S 29°35'55" E | 30.01' |

LINE TABLE FOR RIGHT-OF-WAY DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| LB | S 40°28'13" E | 8.31' |

CURVE TABLE FOR PLAT BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C8 | 640.15' | 9°03'51" | 101.27' | S 30°10'32" E | 101.17' |
| C9 | 960.00' | 9°54'28" | 186.01' | S 32°11'25" E | 165.80' |
| C10 | 100.00' | 37°37'37" | 65.67' | S 18°19'51" E | 64.50' |
| C11 | 45.00' | 83°00'17" | 65.19' | S 41°59'05" W | 59.64' |
| C12 | 360.00' | 9°27'40" | 59.45' | S 78°45'24" W | 59.38' |
| C13 | 67.00' | 127°59'02" | 149.66' | N 41°58'55" W | 120.43' |
| C14 | 309.75' | 51°34'16" | 278.80' | N 03°46'32" W | 269.49' |
| C15 | 45.00' | 105°20'30" | 62.74' | S 82°16'09" E | 71.56' |
| C16 | 45.00' | 74°32'08" | 58.54' | S 07°40'09" W | 54.50' |
| C17 | 45.00' | 90°11'24" | 70.84' | N 89°58'04" W | 63.75' |

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C35 | 500.00' | 10°52'18" | 94.87' | N 35°02'04" W | 94.73' |

CURVE TABLE FOR RIGHT-OF-WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C59 | 25.00' | 90°00'00" | 39.27' | S 04°31'47" W | 35.36' |
| C60 | 530.00' | 10°52'18" | 100.57' | N 35°02'04" W | 100.42' |

CURVE TABLE FOR LOTS/TRACTS DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C78 | 25.02' | 70°23'04" | 30.73' | S 05°16'41" E | 28.84' |
| C80 | 45.00' | 79°07'27" | 62.14' | S 09°57'49" W | 57.32' |

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