

RESOLUTION NO. 2024-302
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERSONG AT RIVERTOWN – PHASE FOUR-B.

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-B.

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 \$4,842,605.88 has been filed with the Clerk’s office.

Section 3. A Required Improvements Bond in the amount of \$833,193.12 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.

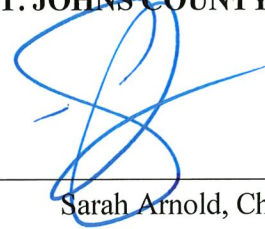
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 6th day of August, 2024.

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

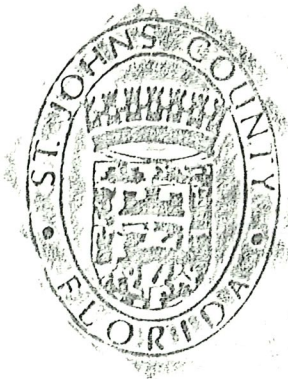
Rendition Date AUG 09 2024



Sarah Arnold, Chair

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

By: Robin L. Platt
Deputy Clerk



Attachment 2

Plat Map

Watersong at Rivertown - Phase Four-B

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



GRAPHIC SCALE
SCALE: 1"=125'

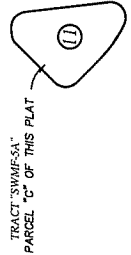
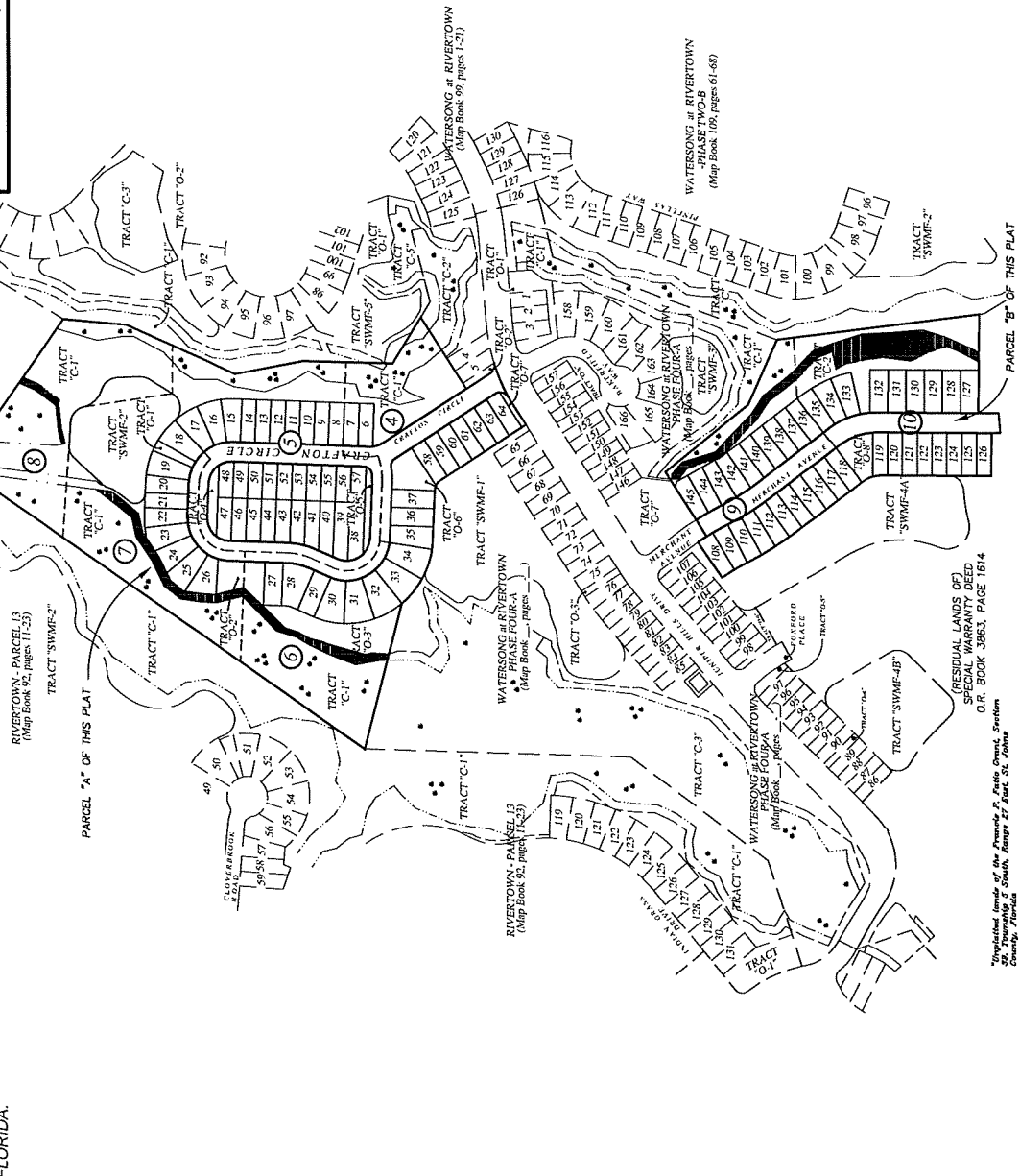


LEGEND

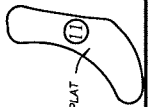
DENOTES UPLAND BUFFER

DENOTES WETLAND JURISDICTIONAL AREA

DENOTES SHEET NUMBER



TRACT 'SWMF-5B'
PARCEL 'C' OF THIS PLAT



TRACT 'SWMF-5A'
PARCEL 'C' OF THIS PLAT

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

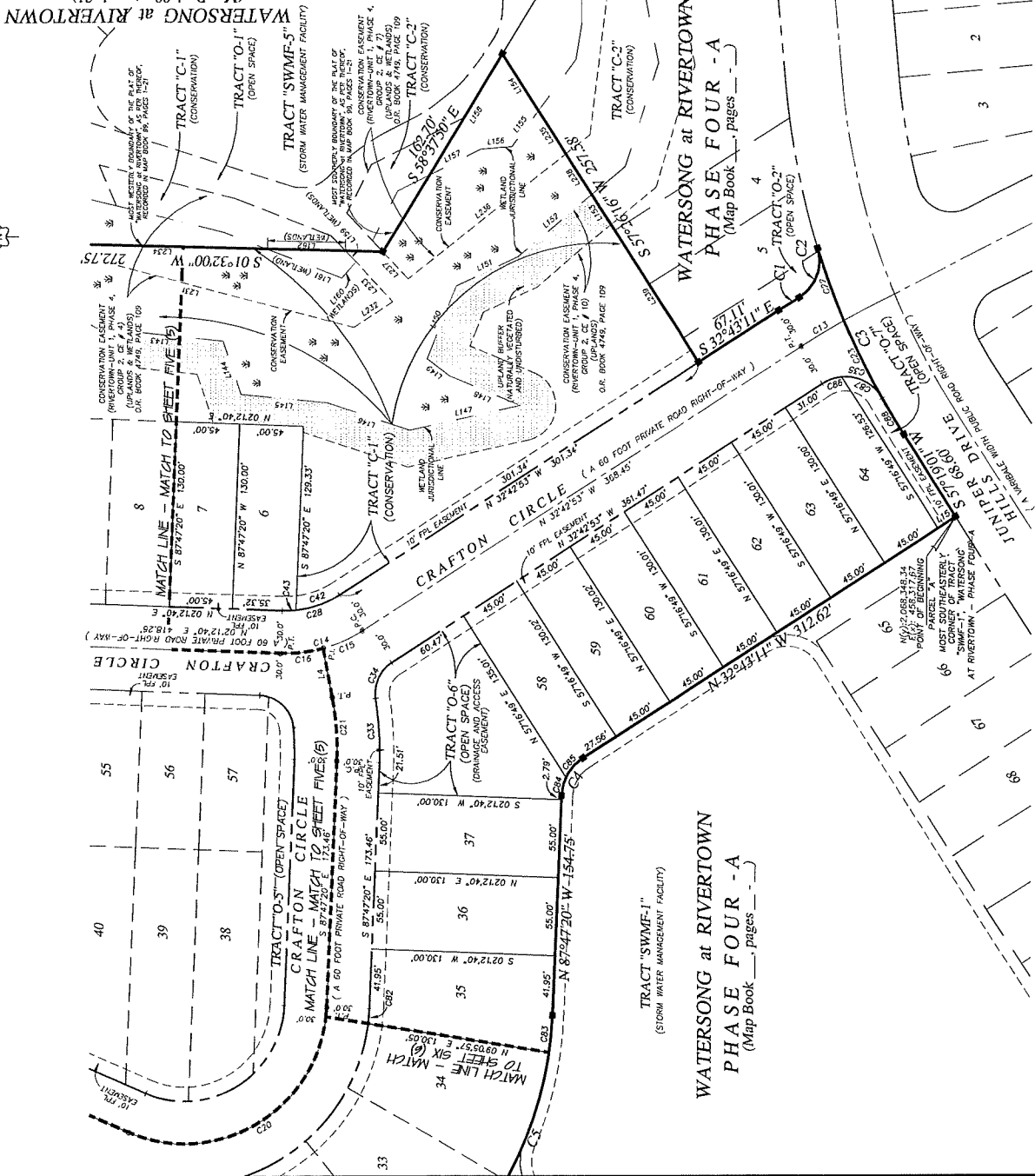
Watersong at Rivertown - Phase Four-B

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

GRAPHIC SCALE
SCALE: 1" = 50'



WATERSONG at RIVERTOWN
(Map Book 99, pages 1-21)



WATERSONG at RIVERTOWN PHASE FOUR - A

(Map Book _____, pages _____)

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

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

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

MAP BOOK _____ PAGE _____

SHEET FOUR (4) OF ELEVEN (11) SHEETS
SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	625.00'	124.15°	18.95'	S 31°56'16" E	16.95'
C2	35.00'	78°18'54"	39.98'	S 69°19'04" E	37.07'
C3	35.00'	32°04'10"	31.72'	N 60°15'15" W	30.53'
C4	260.00'	47°48'10"	216.95'	N 63°35'04" W	210.71'
C5	260.00'	47°48'10"	216.95'	N 63°35'04" W	210.71'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	585.00'	124.15°	34.98'	N 31°01'53" W	34.96'
C14	100.00'	34°55'13"	60.98'	S 15°15'07" E	60.02'
C15	100.00'	17°25'47"	30.42'	S 24°00'00" E	30.39'
C16	100.00'	11°16'15"	194.22'	S 32°00'13" E	193.08'
C17	200.00'	12°31'54"	44.91'	N 65°16'43" E	44.81'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	540.00'	5°45'09"	54.22'	S 69°43'39" W	54.19'
C23	70.00'	54°55'33"	52.92'	S 15°15'07" E	52.01'
C24	70.00'	54°55'33"	52.92'	S 15°15'07" E	52.01'
C25	23.00'	11°16'10"	45.24'	N 65°34'35" E	45.17'
C26	25.00'	65°20'36"	28.95'	N 65°53'12" W	27.36'
C27	35.00'	93°17'15"	48.79'	N 13°52'44" E	43.59'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C43	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C44	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C45	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C46	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C47	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C48	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C49	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C50	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C51	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C52	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C53	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C54	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C55	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C56	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C57	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C58	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C59	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C60	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C61	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C62	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C63	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C64	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C65	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C66	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C67	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C68	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C69	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'
C70	70.00'	26°59'33"	32.96'	S 19°13'37" E	32.65'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE	LINE TABLE FOR LOTS AND TRACTS DATA
L4	N 79°20'45" E	34.95'	L15 S 37°32'31" E 15.07'

LINE TABLE FOR CONSERVATION EASEMENT JURISDICTIONAL LINE DATA

LINE	BEARING	DISTANCE	LINE TABLE FOR CONSERVATION EASEMENT JURISDICTIONAL LINE DATA
L11	S 45°29'24" W	53.53'	L21 S 33°07'19" W 32.87'
L12	S 45°29'24" W	53.53'	L22 S 33°07'19" W 32.87'
L13	S 45°29'24" W	53.53'	L23 S 33°07'19" W 32.87'
L14	S 45°29'24" W	53.53'	L24 S 33°07'19" W 32.87'
L15	S 45°29'24" W	53.53'	L25 S 33°07'19" W 32.87'
L16	S 45°29'24" W	53.53'	L26 S 33°07'19" W 32.87'
L17	S 45°29'24" W	53.53'	L27 S 33°07'19" W 32.87'
L18	S 45°29'24" W	53.53'	L28 S 33°07'19" W 32.87'
L19	S 45°29'24" W	53.53'	L29 S 33°07'19" W 32.87'
L20	S 45°29'24" W	53.53'	L30 S 33°07'19" W 32.87'
L21	S 33°07'19" W	32.87'	L31 S 33°07'19" W 32.87'
L22	S 33°07'19" W	32.87'	L32 S 33°07'19" W 32.87'
L23	S 33°07'19" W	32.87'	L33 S 33°07'19" W 32.87'
L24	S 33°07'19" W	32.87'	L34 S 33°07'19" W 32.87'
L25	S 33°07'19" W	32.87'	L35 S 33°07'19" W 32.87'
L26	S 33°07'19" W	32.87'	L36 S 33°07'19" W 32.87'
L27	S 33°07'19" W	32.87'	L37 S 33°07'19" W 32.87'
L28	S 33°07'19" W	32.87'	L38 S 33°07'19" W 32.87'
L29	S 33°07'19" W	32.87'	L39 S 33°07'19" W 32.87'
L30	S 33°07'19" W	32.87'	L40 S 33°07'19" W 32.87'
L31	S 33°07'19" W	32.87'	L41 S 33°07'19" W 32.87'
L32	S 33°07'19" W	32.87'	L42 S 33°07'19" W 32.87'
L33	S 33°07'19" W	32.87'	L43 S 33°07'19" W 32.87'
L34	S 33°07'19" W	32.87'	L44 S 33°07'19" W 32.87'
L35	S 33°07'19" W	32.87'	L45 S 33°07'19" W 32.87'
L36	S 33°07'19" W	32.87'	L46 S 33°07'19" W 32.87'
L37	S 33°07'19" W	32.87'	L47 S 33°07'19" W 32.87'
L38	S 33°07'19" W	32.87'	L48 S 33°07'19" W 32.87'
L39	S 33°07'19" W	32.87'	L49 S 33°07'19" W 32.87'
L40	S 33°07'19" W	32.87'	L50 S 33°07'19" W 32.87'
L41	S 33°07'19" W	32.87'	L51 S 33°07'19" W 32.87'
L42	S 33°07'19" W	32.87'	L52 S 33°07'19" W 32.87'
L43	S 33°07'19" W	32.87'	L53 S 33°07'19" W 32.87'
L44	S 33°07'19" W	32.87'	L54 S 33°07'19" W 32.87'
L45	S 33°07'19" W	32.87'	L55 S 33°07'19" W 32.87'
L46	S 33°07'19" W	32.87'	L56 S 33°07'19" W 32.87'
L47	S 33°07'19" W	32.87'	L57 S 33°07'19" W 32.87'
L48	S 33°07'19" W	32.87'	L58 S 33°07'19" W 32.87'
L49	S 33°07'19" W	32.87'	L59 S 33°07'19" W 32.87'
L50	S 33°07'19" W	32.87'	L60 S 33°07'19" W 32.87'
L51	S 33°07'19" W	32.87'	L61 S 33°07'19" W 32.87'
L52	S 33°07'19" W	32.87'	L62 S 33°07'19" W 32.87'
L53	S 33°07'19" W	32.87'	L63 S 33°07'19" W 32.87'
L54	S 33°07'19" W	32.87'	L64 S 33°07'19" W 32.87'
L55	S 33°07'19" W	32.87'	L65 S 33°07'19" W 32.87'
L56	S 33°07'19" W	32.87'	L66 S 33°07'19" W 32.87'
L57	S 33°07'19" W	32.87'	L67 S 33°07'19" W 32.87'
L58	S 33°07'19" W	32.87'	L68 S 33°07'19" W 32.87'
L59	S 33°07'19" W	32.87'	L69 S 33°07'19" W 32.87'
L60	S 33°07'19" W	32.87'	L70 S 33°07'19" W 32.87'
L61	S 33°07'19" W	32.87'	L71 S 33°07'19" W 32.87'
L62	S 33°07'19" W	32.87'	L72 S 33°07'19" W 32.87'
L63	S 33°07'19" W	32.87'	L73 S 33°07'19" W 32.87'
L64	S 33°07'19" W	32.87'	L74 S 33°07'19" W 32.87'
L65	S 33°07'19" W	32.87'	L75 S 33°07'19" W 32.87'
L66	S 33°07'19" W	32.87'	L76 S 33°07'19" W 32.87'
L67	S 33°07'19" W	32.87'	L77 S 33°07'19" W 32.87'
L68	S 33°07'19" W	32.87'	L78 S 33°07'19" W 32.87'
L69	S 33°07'19" W	32.87'	L79 S 33°07'19" W 32.87'
L70	S 33°07'19" W	32.87'	L80 S 33°07'19" W 32.87'

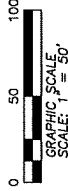
Watersong at Rivertown - Phase Four-B

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 SIX (6) OF ELEVEN (11) SHEETS

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



CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	260.00'	47°49'32"	216.95'	N 83°53'04" W	210.71'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C19	200.00'	211°16'15"	74.25'	N 12°50'47" E	74.82'
C20	100.00'	111°16'15"	194.20'	S 32°09'13" E	165.05'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	170.00'	211°16'15"	63.11'	N 12°50'47" E	62.75'
C32	130.00'	111°16'15"	252.47'	S 32°09'13" E	214.82'

CURVE TABLE FOR LOTS AND TRACTS DATA

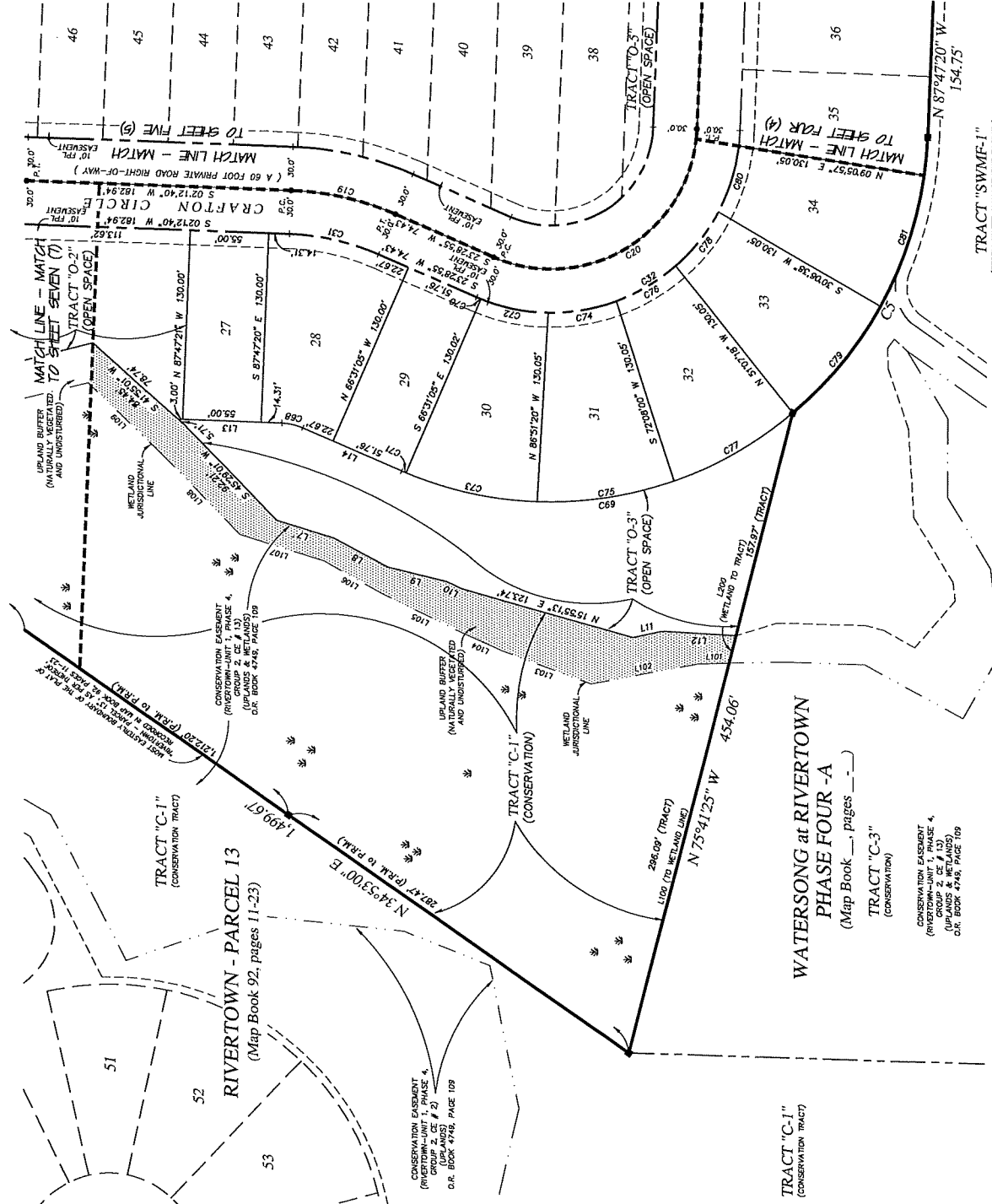
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C68	260.00'	6°37'42"	289.89'	S 08°47'57" E	273.44'
C70	130.00'	12°54'40"	3.24'	S 22°40'05" W	3.24'
C72	130.00'	21°05'50"	47.91'	S 17°29'59" W	47.84'
C73	130.00'	21°00'41"	44.95'	S 05°34'56" W	43.41'
C75	260.00'	21°00'41"	55.35'	S 08°27'47" E	54.81'
C76	130.00'	21°00'41"	47.87'	S 30°34'58" E	47.41'
C78	130.00'	21°00'41"	47.87'	S 29°29'29" E	47.41'
C79	130.00'	21°00'41"	47.87'	S 51°35'17" E	47.41'
C80	130.00'	21°00'41"	47.87'	S 72°33'58" E	47.41'
C81	260.00'	21°00'41"	55.35'	S 71°29'49" E	54.81'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L7	N 17°28'21" E	40.98'			276.60'
L8	N 28°01'33" E	42.60'			21.89'
L9	N 13°54'06" E	42.18'			74.78'
L10	N 11°55'11" W	20.53'			23.40'
L12	N 03°37'49" E	50.99'			62.65'
L13	S 02°12'40" W	72.39'			46.44'
L14	S 23°28'55" W	74.43'			61.29'
L16	S 43°26'56" W	62.44'			62.44'
L17	N 75°41'25" W	454.06'			154.75'
L18	N 75°41'25" W	454.06'			154.75'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L19	N 09°05'57" E	130.05'			130.05'



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

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

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

WATERSONG at RIVERTOWN
PHASE FOUR -A
(Map Book _____, pages _____)
TRACT "C-3"
(CONSERVATION)

CONSERVATION EASEMENT (RIVERTOWN-JUNIT 1, PHASE 4, (UPLANDS & WETLANDS) D.R. BOOK 4746, PAGE 109

TRACT "C-1"
(CONSERVATION TRACT)

CONSERVATION EASEMENT (RIVERTOWN-JUNIT 1, PHASE 4, (UPLANDS & WETLANDS) D.R. BOOK 4746, PAGE 109

RIVERTOWN - PARCEL I3
(Map Book 92, pages 11-23)

TRACT "C-1"
(CONSERVATION TRACT)

CONSERVATION EASEMENT (RIVERTOWN-JUNIT 1, PHASE 4, (UPLANDS & WETLANDS) D.R. BOOK 4746, PAGE 109

MATCH LINE - MATCH TO SHEET SEVEN (7) TRACT "O-2" (OPEN SPACE)

MATCH LINE - MATCH TO SHEET FIVE (5)

MATCH LINE - MATCH TO SHEET FOUR (4)

TRACT "O-3" (OPEN SPACE)

TRACT "O-1" (OPEN SPACE)

TRACT "O-2" (OPEN SPACE)

TRACT "O-3" (OPEN SPACE)

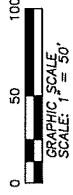
Watersong at Rivertown - Phase Four-B

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 EIGHT (8) OF ELEVEN (11) SHEETS

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



CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
G101	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G102	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G103	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G104	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G105	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G106	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G107	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G108	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G109	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'
G110	50.00'	108.2773°	33.99'	N 84.4543° E	81.27'	81.27'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L116	N 32°10'56" E	62.96'
L117	N 02°16'58" W	69.46'
L118	S 42°53'27" W	115.17'
L20	S 37°11'22" W	57.12'

LINE TABLE FOR WETLAND DATA

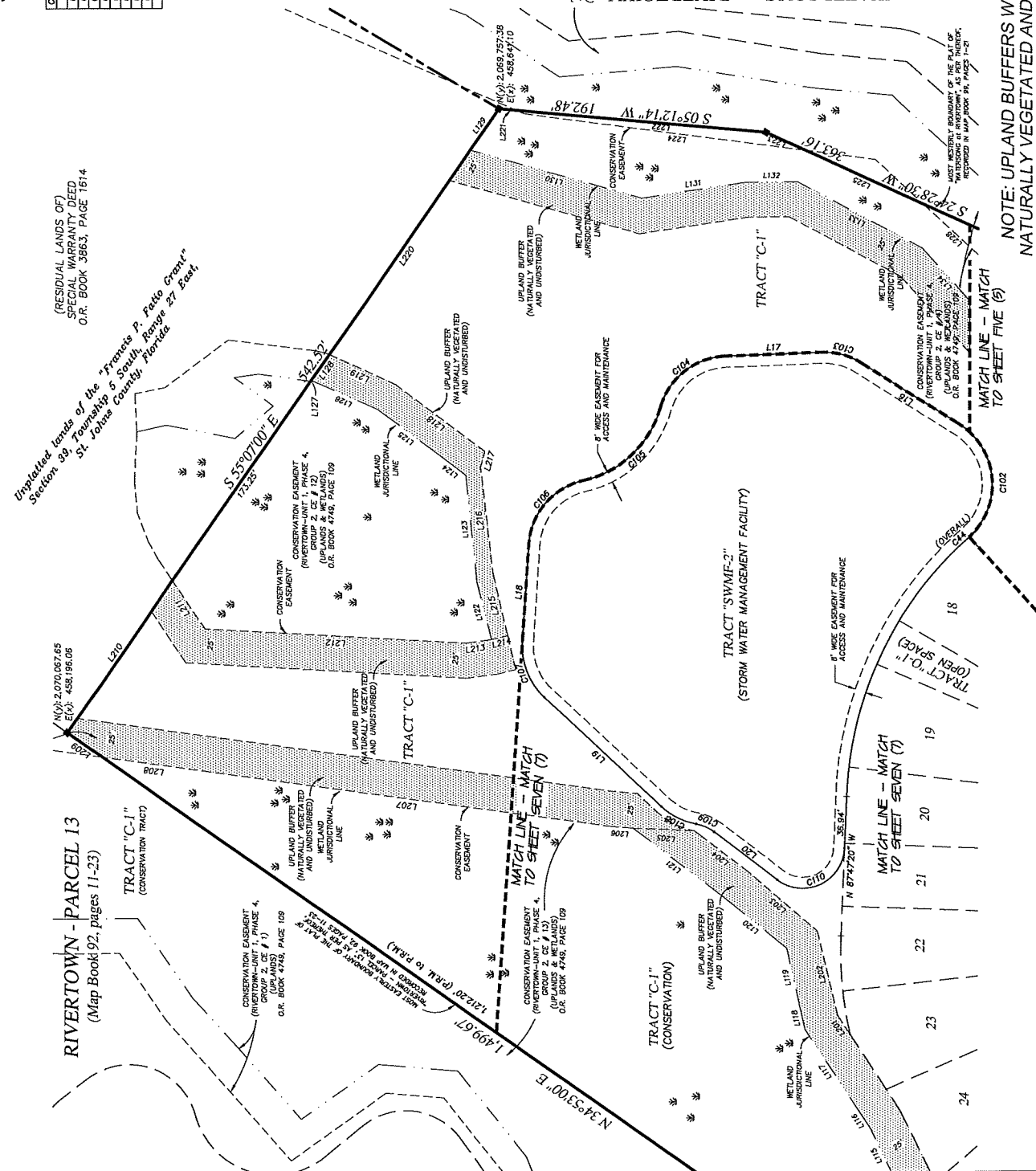
LINE	BEARING	DISTANCE
L118	S 58°21'02" W	67.00'
L119	S 77°10'43" W	18.26'
L120	S 39°30'22" W	59.46'
L121	S 75°49'18" W	42.92'
L122	S 83°58'43" W	76.74'
L123	S 37°22'14" W	21.78'
L124	S 39°10'39" W	57.71'
L125	S 88°18'42" E	9.52'
L126	S 85°07'00" E	23.15'
L127	S 45°07'00" E	36.92'
L128	N 15°41'05" E	128.24'
L129	S 08°31'38" E	74.65'
L130	S 79°23'30" W	101.87'
L131	S 48°01'59" W	77.53'

LINE TABLE FOR CONSERVATION EASEMENT DATA

LINE	BEARING	DISTANCE
L201	S 76°11'00" W	62.42'
L202	S 40°32'31" W	65.85'
L203	S 40°32'31" W	65.85'
L204	S 77°11'22" W	42.28'
L205	S 08°30'27" W	48.65'
L206	N 07°53'07" E	291.13'
L207	N 07°53'07" E	291.13'
L208	N 07°53'07" E	291.13'
L209	N 44°53'00" E	30.65'
L210	S 85°07'00" E	132.39'
L211	S 85°05'54" W	41.82'
L212	S 07°19'27" E	14.95'
L213	S 13°23'12" E	12.00'
L214	N 76°36'45" E	46.14'
L215	N 83°19'03" E	76.15'
L216	N 74°54'04" E	11.76'
L217	N 24°28'00" E	52.24'
L218	S 85°07'00" E	177.82'
L219	S 05°12'14" W	12.54'
L220	S 05°12'14" W	12.54'
L221	S 05°12'14" W	12.54'
L222	S 05°12'14" W	12.54'
L223	N 24°28'00" E	31.09'
L224	N 24°28'00" E	31.09'
L225	N 24°28'00" E	31.09'
L226	N 24°28'00" E	31.09'
L227	N 24°28'00" E	31.09'
L228	S 42°20'44" W	129.05'

LINE TABLE FOR CONSERVATION EASEMENT DATA

LINE	BEARING	DISTANCE
L229	S 76°11'00" W	62.42'
L230	S 40°32'31" W	65.85'
L231	S 40°32'31" W	65.85'
L232	S 77°11'22" W	42.28'
L233	S 08°30'27" W	48.65'
L234	N 07°53'07" E	291.13'
L235	N 07°53'07" E	291.13'
L236	N 07°53'07" E	291.13'
L237	N 44°53'00" E	30.65'
L238	S 85°07'00" E	132.39'
L239	S 85°05'54" W	41.82'
L240	S 07°19'27" E	14.95'
L241	S 13°23'12" E	12.00'
L242	N 76°36'45" E	46.14'
L243	N 83°19'03" E	76.15'
L244	N 74°54'04" E	11.76'
L245	N 24°28'00" E	52.24'
L246	S 85°07'00" E	177.82'
L247	S 05°12'14" W	12.54'
L248	S 05°12'14" W	12.54'
L249	S 05°12'14" W	12.54'
L250	S 05°12'14" W	12.54'
L251	N 24°28'00" E	31.09'
L252	N 24°28'00" E	31.09'
L253	N 24°28'00" E	31.09'
L254	N 24°28'00" E	31.09'
L255	N 24°28'00" E	31.09'
L256	N 24°28'00" E	31.09'
L257	N 24°28'00" E	31.09'
L258	S 42°20'44" W	129.05'



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

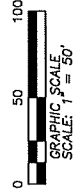
NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

Water song at Rivertown - Phase Four-B

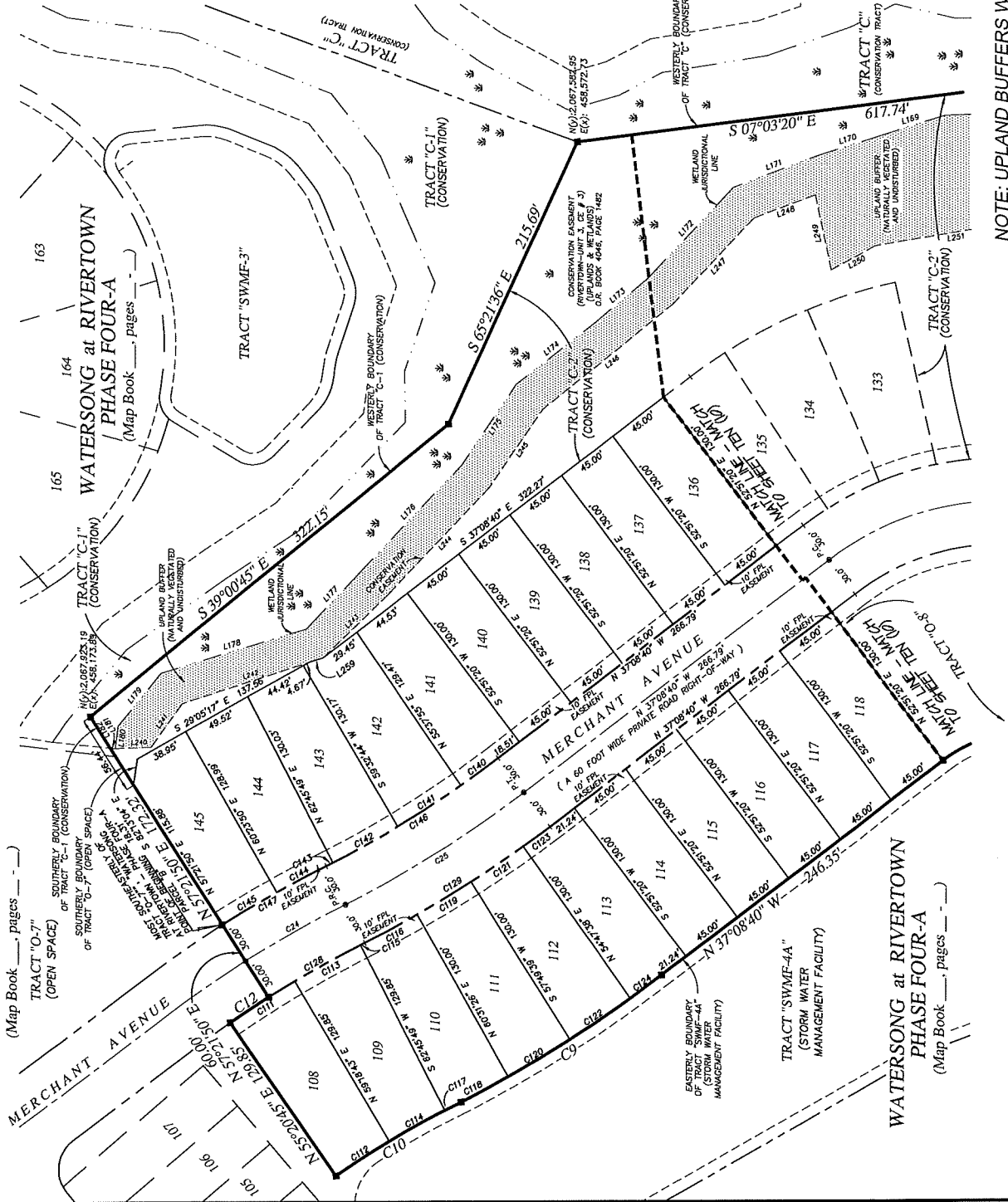
BEING A PORTION OF THE "FRANCIS P. FATIO GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____
SHEET NINE (9) of ELEVEN (11) SHEETS

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



WATERSONG at RIVERTOWN
PHASE FOUR-A
(Map Book _____, pages _____)



CURVE TABLE FOR FLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	560.00'	954.29°	166.01'	N 35°17'25" W	165.80'
C10	640.15'	903.91°	101.37'	N 50°10'32" W	101.17'
C12	770.00'	223.24°	32.12'	S 35°30'13" E	32.12'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	800.00'	534.14°	147.84'	S 21°32'16" E	147.03'
C25	800.00'	1032.43°	147.84'	S 30°52'16" E	147.03'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C128	770.00'	542.34°	76.73'	N 29°27'14" W	76.70'
C129	830.00'	1032.43°	152.76'	S 31°52'18" E	152.55'
C148	770.00'	1032.43°	141.72'	S 31°52'18" E	141.52'
C147	830.00'	374.35°	85.05'	N 29°27'50" W	85.02'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C112	640.15'	357.59°	44.31'	N 32°43'29" W	44.30'
C113	770.00'	353.70°	52.22'	N 28°47'29" W	52.21'
C114	640.15'	375.29°	44.40'	N 28°43'29" W	44.39'
C115	770.00'	074.50°	3.32'	N 26°43'29" W	3.32'
C116	640.15'	070.27°	12.98'	N 26°51'19" W	12.96'
C117	830.00'	214.22°	37.52'	S 29°21'20" E	37.52'
C118	830.00'	302.30°	44.06'	S 30°59'49" E	44.06'
C119	830.00'	295.41°	50.16'	S 30°58'22" E	50.17'
C120	830.00'	302.01°	43.83'	S 31°02'04" E	43.84'
C121	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C122	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C123	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C124	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C125	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C126	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C127	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C128	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C129	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C130	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C131	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C132	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C133	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C134	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C135	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C136	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C137	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C138	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C139	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C140	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C141	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C142	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C143	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C144	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'
C145	830.00'	135.95°	23.08'	S 36°20'50" E	23.08'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L239	S 17°54'57" E	10.03'

LINE TABLE FOR METLAND JURISDICTIONAL DISTANCE

LINE	BEARING	DISTANCE
L169	S 17°11'03" E	46.95'
L170	S 17°11'03" E	46.12'
L171	S 20°30'58" E	62.71'
L172	S 30°17'16" E	48.88'
L173	S 30°10'50" E	68.99'
L174	S 55°43'08" E	67.73'
L175	S 48°11'19" E	98.12'
L176	S 48°33'53" E	98.16'
L177	S 50°29'23" E	42.58'
L178	S 50°29'23" E	42.58'
L180	S 65°13'04" E	15.76'
L181	N 05°59'07" E	3.31'
L182	N 57°21'50" E	25.88'

LINE TABLE FOR CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
L240	N 02°04'09" W	26.37'
L241	N 53°52'08" W	37.20'
L242	N 44°03'29" W	63.74'
L243	N 44°03'29" W	63.74'
L244	N 46°14'58" W	101.93'
L245	N 55°30'25" W	66.07'
L246	N 38°39'54" W	115.88'
L247	N 20°30'53" W	46.63'
L248	N 20°30'53" W	53.39'
L250	N 29°20'25" W	35.00'
L251	N 09°19'35" W	114.94'

WATERSONG at RIVERTOWN - PHASE TWO-B

(Map Book 109, pages 61-68)

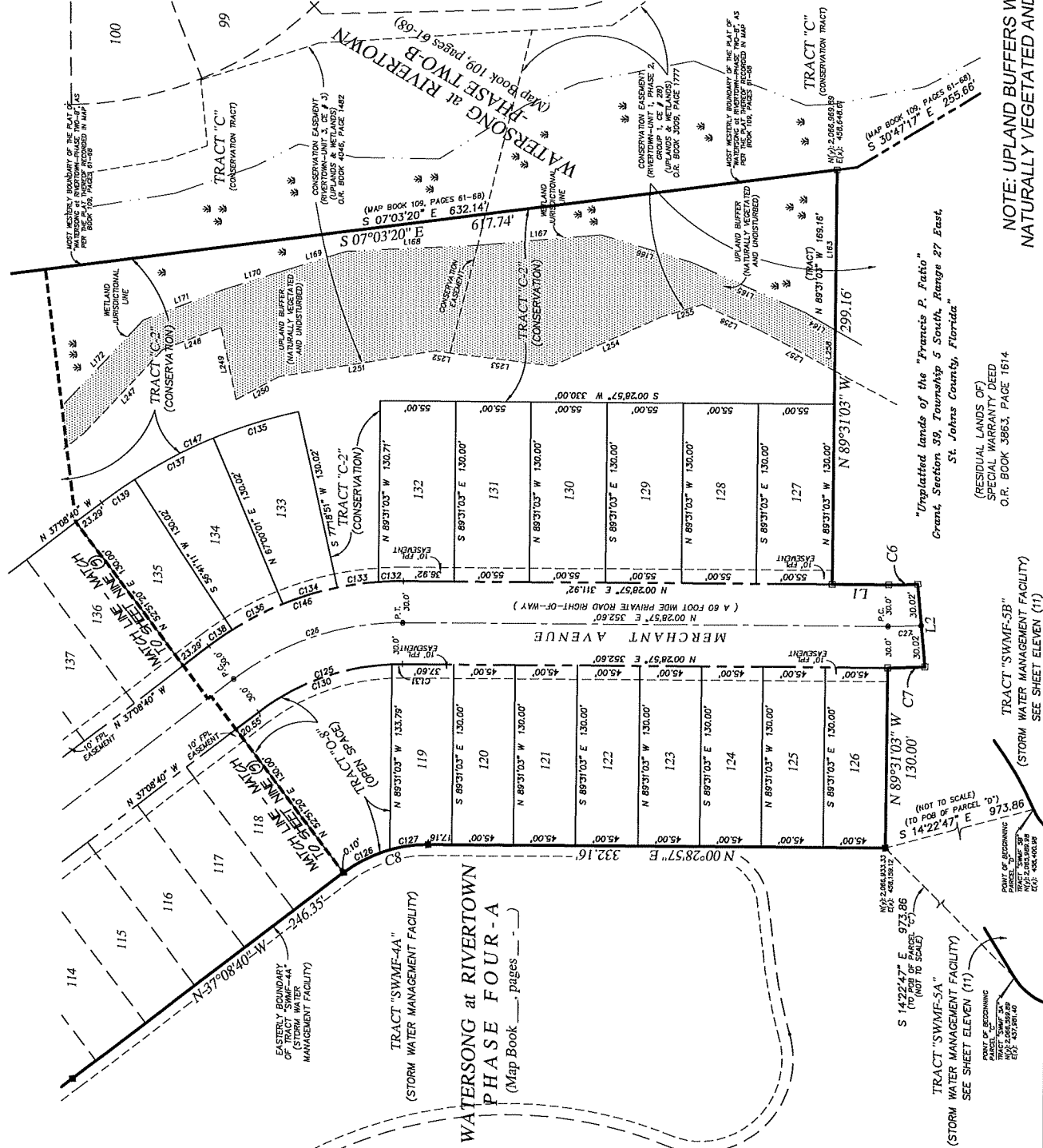
Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

NOTE: UPLAND BUFFERS WILL REMAIN
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Watersong at Rivertown - Phase Four-B

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

SHEET TEN (10) OF ELEVEN (11) SHEETS
SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	100.00	3.1416	3.1416	2.0000	N 01°17'56" W	26.21
C2	100.00	3.1416	3.1416	2.0000	N 18°19'51" W	64.50
C3	100.00	3.1416	3.1416	2.0000	N 18°19'51" W	64.50

CURVE TABLE FOR CONTIGUOUS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C26	200.00	3.1416	6.2832	4.0000	N 18°19'51" W	129.00
C27	400.00	3.1416	12.5664	8.0000	N 07°13'05" E	23.86

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C125	170.00	3.1416	5.2360	3.4000	N 18°19'51" W	109.45
C126	170.00	3.1416	5.2360	3.4000	N 18°19'51" W	109.45
C127	230.00	3.1416	7.1622	4.6000	N 18°19'51" W	148.34

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C128	100.00	3.1416	3.1416	2.0000	N 07°36'01" W	28.12
C129	100.00	3.1416	3.1416	2.0000	N 07°36'01" W	28.12
C130	170.00	3.1416	5.2360	3.4000	N 19°24'42" W	102.61
C131	170.00	3.1416	5.2360	3.4000	N 00°45'54" W	7.40
C132	230.00	3.1416	7.1622	4.6000	N 07°46'18" W	18.09
C133	230.00	3.1416	7.1622	4.6000	N 07°46'18" W	18.09
C134	230.00	3.1416	7.1622	4.6000	N 16°25'59" W	41.33
C135	350.00	3.1416	10.9956	7.0000	N 17°02'49" W	64.72
C136	230.00	3.1416	7.1622	4.6000	N 26°54'40" W	41.35
C137	350.00	3.1416	10.9956	7.0000	N 27°11'05" W	64.72
C138	230.00	3.1416	7.1622	4.6000	N 34°39'25" W	20.37
C139	230.00	3.1416	7.1622	4.6000	N 34°39'25" W	20.37
C140	230.00	3.1416	7.1622	4.6000	N 24°31'02" W	151.40

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	S 07°03'20" E	40.85
L2	S 64°59'24" E	60.04

LINE TABLE FOR INTERSECTIONAL LINES

LINE	BEARING	DISTANCE
L163	S 89°31'03" E	115.54
L164	S 30°59'20" W	25.54
L165	S 23°40'53" W	20.09
L166	S 17°51'24" E	90.13
L167	S 02°31'32" E	85.30
L168	S 17°11'03" E	46.85
L170	S 17°11'03" E	46.12
L171	S 20°30'59" E	62.71
L172	S 46°43'22" E	88.84

LINE TABLE FOR CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
L247	N 46°10'19" W	82.30
L248	N 20°20'53" W	45.83
L249	N 29°07'35" E	53.39
L250	N 29°07'35" E	53.39
L251	N 08°45'26" E	10.85
L252	S 07°02'28" W	75.38
L253	S 24°15'51" E	86.28
L254	S 19°57'40" E	31.00
L255	S 23°39'10" W	46.29
L256	S 89°31'03" E	28.56

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

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"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

TRACT "SWMF-5B"
(STORM WATER MANAGEMENT FACILITY)
SEE SHEET ELEVEN (11)

TRACT "SWMF-5A"
(STORM WATER MANAGEMENT FACILITY)
SEE SHEET ELEVEN (11)

WATERSONG at RIVERTOWN
PHASE FOUR-A
(Map Book _____ pages _____)

