

RESOLUTION NO. 2024-514
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR).

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 Claiborne Lane - Parcel 37 (Minor Collector).

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 \$2,148,539.30 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,173,331.33 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 3rd day of December, 2024.

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

Rendition Date DEC 03 2024

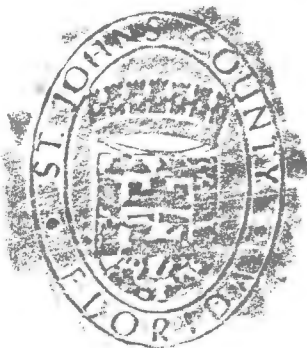
BY: 

Krista Joseph, Chair

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



Deputy Clerk



Attachment 2

Plat Map

CLABORNE LANE - PARCEL 37 (MINOR COLLECTOR)

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

CAPTION

CLABORNE LANE - PARCEL 37 (MINOR COLLECTOR)

PARCEL "A"

LEGAL DESCRIPTION "CLABORNE LANE"

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 NORTHEASTLY CORNER OF TRACT "C-11" (CONVEYANCE), AS SHOWN ON THE PLAT OF "INVERTION BLENDS" (PHASE 2); AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 50 THROUGH 60 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF "INVERTION MAIN STREET"; AS SHOWN ON THE PLAT OF "INVERTION MAIN STREET - PHASE FOUR"; AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 44 THROUGH 49 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG AND AROUND THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID INVERTION MAIN STREET, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,124.70 FEET, THROUGH A CENTRAL ANGLE OF 07°07'28" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 130.61 FEET, TO A POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 09°19'49" EAST, 130.76 FEET;

COURSE No. 2: RUN THENCE NORTH 12°53'20" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 185.67 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,124.70 FEET, THROUGH A CENTRAL ANGLE OF 07°07'28" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 130.61 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 09°19'49" EAST, 130.76 FEET;

COURSE No. 4: RUN THENCE, NORTH 64°20'23" WEST, DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.11 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FOLLOWING EIGHTY-NINE (89) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°04'14" WEST, A DISTANCE OF 84.31 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 15°12'00" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 278.65 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 82°23'04" WEST 277.84 FEET;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 850.00 FEET, THROUGH A CENTRAL ANGLE OF 70°17'01" TO THE LEFT, AND HAVING AN ARC LENGTH OF 674.67 FEET, TO THE POINT OF CUSP OF A CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°43'31" WEST 833.16 FEET;

COURSE No. 4: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 07°07'28" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 130.61 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 80°24'32" EAST 121.20 FEET;

COURSE No. 5: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 582.87 FEET, THROUGH A CENTRAL ANGLE OF 11°32'37" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 124.83 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°29'45" WEST 103.47 FEET;

COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 45.80 FEET, THROUGH A CENTRAL ANGLE OF 114°30'23" TO THE LEFT, AND HAVING AN ARC LENGTH OF 10.82 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'31" WEST 77.35 FEET;

COURSE No. 7: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 144°19'57" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 201.53 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°44'04" WEST 153.31 FEET;

COURSE No. 8: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 716.32 FEET, THROUGH A CENTRAL ANGLE OF 09°30'38" TO THE LEFT, AND HAVING AN ARC LENGTH OF 120.67 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'11" WEST 71.60 FEET;

COURSE No. 9: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 118°46'38" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 82.83 FEET, TO THE POINT OF CUSP OF A CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 39°22'00" WEST 88.85 FEET;

COURSE No. 10: RUN THENCE, SOUTH 23°01'24" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 78.35 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 11: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 38°33'25" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 338.38 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°00'51" WEST 332.80 FEET;

COURSE No. 12: RUN THENCE, SOUTH 81°54'49" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 138.46 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 13: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 2,050.00 FEET, THROUGH A CENTRAL ANGLE OF 04°11'25" TO THE LEFT, AND HAVING AN ARC LENGTH OF 107.63 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°54'49" WEST 107.63 FEET;

COURSE No. 14: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 143°02'59" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 79.32 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°28'18" EAST 37.04 FEET;

COURSE No. 15: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 113.21 FEET, THROUGH A CENTRAL ANGLE OF 38°15'38" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 72.65 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'11" WEST 71.60 FEET;

COURSE No. 16: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 33.13 FEET, THROUGH A CENTRAL ANGLE OF 89°46'32" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 51.83 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'19" WEST 48.78 FEET;

COURSE No. 17: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 38°23'18" TO THE LEFT, AND HAVING AN ARC LENGTH OF 40.35 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°11'11" WEST 38.65 FEET;

COURSE No. 18: RUN THENCE, SOUTH 45°01'23" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 51.79 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 19: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 24°33'33" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 38.11 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°29'19" WEST 25.90 FEET;

COURSE No. 20: RUN THENCE, SOUTH 89°07'15" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 23.54 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

(CONTINUED ON NEXT COLUMN)

CLABORNE LANE - PARCEL 37 (MINOR COLLECTOR)

LEGAL DESCRIPTION "CLABORNE LANE"

(CONTINUED ON PREVIOUS COLUMN)

COURSE No. 21: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 39°38'44" TO THE LEFT, AND HAVING AN ARC LENGTH OF 23.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°08'53" WEST 33.68 FEET;

COURSE No. 22: RUN THENCE, SOUTH 30°20'31" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 22.18 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 23: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°35'58" TO THE LEFT, AND HAVING AN ARC LENGTH OF 30.31 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°39'32" WEST 30.18 FEET;

COURSE No. 24: RUN THENCE, SOUTH 12°58'53" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 7.74 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE No. 25: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 45.24 FEET, THROUGH A CENTRAL ANGLE OF 138°10'23" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 107.63 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°48'47" WEST 83.98 FEET;

COURSE No. 26: RUN THENCE, NORTH 30°08'53" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 107.63 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 27: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 14°34'04" TO THE LEFT, AND HAVING AN ARC LENGTH OF 18.31 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 37°29'55" WEST 18.28 FEET;

COURSE No. 28: RUN THENCE, NORTH 44°42'57" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 38.10 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 29: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 121°01'38" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 84.49 FEET, TO THE POINT OF CUSP OF A CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 48°11'45" WEST 84.66 FEET;

COURSE No. 30: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 2,050.00 FEET, THROUGH A CENTRAL ANGLE OF 08°54'14" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 247.02 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'46" WEST 248.87 FEET;

COURSE No. 31: RUN THENCE, SOUTH 42°12'53" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 307.15 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 32: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 81°07'17" TO THE LEFT, AND HAVING AN ARC LENGTH OF 23.87 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°27'45" WEST 21.43 FEET;

COURSE No. 33: RUN THENCE, SOUTH 83°30'14" WEST, A DISTANCE OF 88.01 FEET, TO A POINT, ON THE ARC OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 34: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 86°49'45" TO THE LEFT, AND HAVING AN ARC LENGTH OF 23.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 43°22'15" WEST 21.00 FEET;

COURSE No. 35: RUN THENCE, SOUTH 83°12'53" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 28.32 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 36: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 12°32'20" TO THE LEFT, AND HAVING AN ARC LENGTH OF 101.10 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'43" WEST 100.89 FEET;

COURSE No. 37: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 72°32'34" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 140.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 72°57'29" WEST 298.81 FEET;

COURSE No. 38: RUN THENCE, NORTH 38°15'32" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 38.20 FEET, TO A POINT;

COURSE No. 39: RUN THENCE, NORTH 03°44'28" EAST, A DISTANCE OF 10.00 FEET, TO A POINT;

COURSE No. 40: RUN THENCE, NORTH 38°15'32" EAST, A DISTANCE OF 91.14 FEET, TO A POINT;

COURSE No. 41: RUN THENCE, NORTH 03°44'28" EAST, A DISTANCE OF 80.00 FEET, TO A POINT;

COURSE No. 42: RUN THENCE, SOUTH 38°15'32" EAST, A DISTANCE OF 91.14 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTLY;

COURSE No. 43: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 33°07'48" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 23.18 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 08°11'38" WEST 22.38 FEET;

COURSE No. 44: RUN THENCE, SOUTH 38°15'32" EAST, A DISTANCE OF 98.20 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 45: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 73°23'34" TO THE LEFT, AND HAVING AN ARC LENGTH OF 182.18 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°57'29" EAST 178.28 FEET;

COURSE No. 46: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 108.88 FEET, THROUGH A CENTRAL ANGLE OF 103°38'41" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 108.88 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 75°38'17" EAST 101.52 FEET;

COURSE No. 47: RUN THENCE, NORTH 08°45'48" WEST, A DISTANCE OF 55.46 FEET, TO A POINT;

COURSE No. 48: RUN THENCE, NORTH 83°14'12" EAST, A DISTANCE OF 80.00 FEET, TO A POINT;

COURSE No. 49: RUN THENCE, SOUTH 08°45'48" EAST, A DISTANCE OF 55.00 FEET, TO A POINT;

COURSE No. 50: RUN THENCE, NORTH 83°12'53" EAST, A DISTANCE OF 318.29 FEET, TO A POINT;

COURSE No. 51: RUN THENCE, NORTH 08°47'07" WEST, A DISTANCE OF 10.00 FEET, TO A POINT ON THE ARC OF A CURVE LEADING NORTHEASTLY;

COURSE No. 52: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 57.27 FEET, THROUGH A CENTRAL ANGLE OF 81°51'37" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 91.83 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 50°11'08" WEST 82.30 FEET;

COURSE No. 53: RUN THENCE, NORTH 04°50'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 98.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTLY;

COURSE No. 54: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 98.00 FEET, THROUGH A CENTRAL ANGLE OF 84°50'10" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 98.00 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 42°32'29" EAST 85.47 FEET;

COURSE No. 55: RUN THENCE, NORTH 90°00'00" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 55.81 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING EASTERLY;

(CONTINUED ON NEXT COLUMN)

MAP BOOK _____ PAGE _____

SHEET ONE (1) OF SIX (6) SHEETS

SEE SHEET THREE (3) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS
SEE SHEET FOUR (4) FOR KEY MAP

CLABORNE LANE - PARCEL 37 (MINOR COLLECTOR)

LEGAL DESCRIPTION "CLABORNE LANE"

(CONTINUED FROM PREVIOUS COLUMN)

COURSE No. 56: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 198.42 FEET, THROUGH A CENTRAL ANGLE OF 32°16'23" TO THE LEFT, AND HAVING AN ARC LENGTH OF 77.64 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING EASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 77°48'12" EAST 77.18 FEET;

COURSE No. 57: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 314.87 FEET, THROUGH A CENTRAL ANGLE OF 20°56'37" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 84.34 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING EASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 78°13'28" EAST 141.54 FEET;

COURSE No. 58: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 297.53 FEET, THROUGH A CENTRAL ANGLE OF 18°44'28" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 87.32 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°54'49" EAST 88.85 FEET;

COURSE No. 59: RUN THENCE, SOUTH 73°22'32" EAST, A DISTANCE OF 232.28 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 60: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 141°47'20" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 84.34 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°38'52" EAST 48.14 FEET;

COURSE No. 61: RUN THENCE, SOUTH 21°29'12" EAST, A DISTANCE OF 10.00 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 62: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 1,980.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'28" TO THE LEFT, AND HAVING AN ARC LENGTH OF 188.20 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 65°37'35" EAST 188.63 FEET;

COURSE No. 63: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 81°09'11" TO THE LEFT, AND HAVING AN ARC LENGTH OF 23.85 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 171°74" EAST 21.41 FEET;

COURSE No. 64: RUN THENCE, NORTH 82°09'18" EAST, A DISTANCE OF 80.00 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 65: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°07'31" LEFT, AND HAVING AN ARC LENGTH OF 23.82 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY CHORD BEARING AND DISTANCE OF SOUTH 73°10'00" EAST 21.18 FEET;

COURSE No. 66: RUN THENCE, NORTH 81°54'49" EAST, A DISTANCE OF ALONG LAST SAID TANGENCY, A DISTANCE OF 47.81 FEET, TO A POINT;

COURSE No. 67: RUN THENCE, NORTH 28°05'11" WEST, A DISTANCE OF 18.52 FEET, TO A POINT, ON THE ARC OF A CURVE LEADING NORTHEASTLY;

COURSE No. 68: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 33.16 FEET, THROUGH A CENTRAL ANGLE OF 108°04'44" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 101.29 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHEASTLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 88°07'31" WEST 86.63 FEET;

COURSE No. 69: CONTINUE THENCE NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 98.04 FEET, THROUGH A CENTRAL ANGLE OF 45°17'48" TO THE LEFT, AND HAVING AN ARC LENGTH OF 77.50 FEET, TO THE POINT OF REVERSE CURVATURE, CONTINUING NORTHEASTLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 02°03'45" EAST 75.50 FEET;

COURSE No. 70: CONTINUE THENCE NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING EASTERLY, AND HAVING A RADIUS OF 108.18 FEET, THROUGH A CENTRAL ANGLE OF 57°01'41" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 108.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 07°54'11" EAST 101.37 FEET;

COURSE No. 71: RUN THENCE, NORTHEASTLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 152.70 FEET, THROUGH A CENTRAL ANGLE OF 30°11'23" TO THE LEFT, AND HAVING AN ARC LENGTH OF 88.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 23°32'33" EAST 88.43 FEET;

COURSE No. 72: RUN THENCE, NORTH 11°19'14" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 20.57 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTLY;

COURSE No. 73: RUN THENCE, NORTH 82°09'18" EAST, A DISTANCE OF 80.00 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 74: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 85°07'29" LEFT, AND HAVING AN ARC LENGTH OF 23.82 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY CHORD BEARING AND DISTANCE OF SOUTH 73°10'00" EAST 21.18 FEET;

COURSE No. 75: RUN THENCE, NORTH 81°54'49" EAST, A DISTANCE OF ALONG LAST SAID TANGENCY

CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)

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

CAPTION (CONTINUED FROM SHEET ONE)

CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)

LEGAL DESCRIPTION "CLAIBORNE LANE"

(CONTINUED FROM PREVIOUS PAGE)

COURSE No. 73: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 106°25'31" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 178.73 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 54°27'51" EAST 182.34 FEET;

COURSE No. 74: RUN THENCE, SOUTH 82°04'30" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 89.84 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE No. 75: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 85°08'19" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 38.41 FEET, TO THE POINT OF GUSSET OF A CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°31'45" EAST 54.10 FEET;

COURSE No. 76: RUN THENCE, NORTH 23°01'24" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 116.78 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 77: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 143°21'39" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 164.78 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING WESTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 301°70'08" EAST 164.34 FEET;

COURSE No. 78: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 78°58'45" TO THE LEFT, AND HAVING AN ARC LENGTH OF 29.01 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 01°35'30" WEST 18.07 FEET;

COURSE No. 79: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 01°01'05" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 8.04 FEET, TO A POINT, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 40°21'45" EAST 8.04 FEET;

COURSE No. 80: RUN THENCE, NORTH 48°48'39" EAST, A DISTANCE OF 91.77 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 81: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 64°48'18" TO THE LEFT, AND HAVING AN ARC LENGTH OF 16.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTAINING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 80°22'08" EAST 16.07 FEET;

COURSE No. 82: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 193°01'10" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 161.18 FEET, TO THE POINT OF REVERSE CURVATURE, CONTAINING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 55°30'18" EAST 150.60 FEET;

COURSE No. 83: CONTINUE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING NORTHERLY, AND HAVING A RADIUS OF 39.68 FEET, THROUGH A CENTRAL ANGLE OF 07°19'10" TO THE LEFT, AND HAVING AN ARC LENGTH OF 41.61 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 57°20'48" EAST 41.58 FEET;

COURSE No. 84: CONTINUE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 243.19 FEET, THROUGH A CENTRAL ANGLE OF 38°10'10" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 162.01 FEET, TO A POINT OF REVERSE CURVATURE, OF A CURVE LEADING EASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'27" EAST 159.43 FEET;

COURSE No. 85: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 815.00 FEET, THROUGH A CENTRAL ANGLE OF 08°14'34" TO THE LEFT, AND HAVING AN ARC LENGTH OF 88.48 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'27" EAST 88.40 FEET;

COURSE No. 86: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 318.08 FEET, THROUGH A CENTRAL ANGLE OF 33°03'08" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 184.05 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTAINING SOUTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°29'27" EAST 181.49 FEET;

COURSE No. 87: CONTINUE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 115°53'38" TO THE LEFT, AND HAVING AN ARC LENGTH OF 20.83 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE CONTAINING SOUTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°29'27" EAST 20.76 FEET;

COURSE No. 88: CONTINUE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 140°28'23" TO THE LEFT, AND HAVING AN ARC LENGTH OF 234.45 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°50'21" EAST 233.85 FEET;

COURSE No. 89: RUN THENCE, SOUTH 89°38'14" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF A DISTANCE OF 84.31 FEET, TO A POINT OF GUSSET, 10 FEET NORTHERLY OF A WESTERLY TERMINUS OF AN 800 FOOT STUBOUT ROAD, WHEN MEASURED AT RIGHT ANGLES TO, THE APRESAD ADJUT (80) FOOT STUBOUT ROAD, AS SHOWN ON THE APRESAD PLAT OF "REVERTOWN BLUFFS - PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 44 THROUGH 46 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RUN THENCE, SOUTH 00°00'00" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY TERMINUS, THEN ALONG THE SAID WESTERLY TERMINUS, AND FINALLY ALONG A SOUTHERLY PROLONGATION OF THE WESTERLY TERMINUS OF THE 800 FOOT STUBOUT ROAD, A DISTANCE OF 100.00 FEET, TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 700,784 A SQUARE FEET, OR 16.09 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH

PARCEL "B"
LEGAL DESCRIPTION "TRACT 28MF-3"
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT; SECTION 44, TOWNSHIP 4 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 WESTERLY CORNER OF TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "REVERTOWN BLUFFS (PHASE 2)", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 50 THROUGH 52 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND RUN THENCE, NORTH 48°48'22" WEST, A DISTANCE OF 1,424.71 FEET, TO THE POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 83.00 FEET, THROUGH A CENTRAL ANGLE OF 15°37'22" TO THE LEFT, AND HAVING AN ARC LENGTH OF 393.98 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONTAINING SOUTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°15'24" WEST 332.80 FEET;

COURSE No. 2: CONTINUE THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 710.78 FEET, THROUGH A CENTRAL ANGLE OF 12°38'54" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 158.49 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°47'34" WEST 156.18 FEET;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°27'33" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 71.08 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°47'34" WEST 68.19 FEET;

COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,848.72 FEET, THROUGH A CENTRAL ANGLE OF 08°58'02" TO THE LEFT, AND HAVING AN ARC LENGTH OF 233.85 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 83°36'31" WEST 233.81 FEET;

THE LANDS THIS DESCRIBED CONTAINS 81,182 SQUARE FEET, OR 1.89 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH

PARCEL "C"
LEGAL DESCRIPTION "TRACT 28MF-5"
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT; SECTION 44, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH

PARCEL "D"
LEGAL DESCRIPTION "TRACT 28MF-5"
(CONTINUED FROM PREVIOUS COLUMN)

COURSE No. 5: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 77°28'19" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 67.67 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 28°28'23" WEST 62.82 FEET;

COURSE No. 6: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 3,451.33 FEET, THROUGH A CENTRAL ANGLE OF 08°19'27" TO THE LEFT, AND HAVING AN ARC LENGTH OF 330.59 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 07°28'03" EAST 320.59 FEET;

COURSE No. 7: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°04'51" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 82.10 FEET, TO A POINT OF REVERSE CURVATURE, OF A CURVE LEADING EASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 51°30'45" EAST 73.18 FEET;

COURSE No. 8: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 2,114.74 FEET, THROUGH A CENTRAL ANGLE OF 08°27'25" TO THE LEFT, AND HAVING AN ARC LENGTH OF 348.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE, LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°30'38" EAST 348.85 FEET;

COURSE No. 9: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 54°18'42" TO THE LEFT, AND HAVING AN ARC LENGTH OF 47.40 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°24'33" EAST 45.64 FEET;

COURSE No. 10: RUN THENCE, SOUTH 38°15'28" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 70.23 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE No. 11: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 77°19'37" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 87.48 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°04'30" WEST 87.47 FEET;

THE LANDS THIS DESCRIBED CONTAINS 198,142 SQUARE FEET, OR 4.58 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH

PARCEL "E"
LEGAL DESCRIPTION "TRACT 28MF-6"
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT; SECTION 44, TOWNSHIP 4 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 WESTERLY CORNER OF TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "REVERTOWN BLUFFS (PHASE 2)", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 50 THROUGH 52 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND RUN THENCE, NORTH 88°30'08" WEST, A DISTANCE OF 813.44 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 07°54'05" WEST, A DISTANCE OF 98.60 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 27°01'03" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 47.15 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'38" WEST 46.72 FEET;

COURSE No. 3: RUN THENCE, SOUTH 24°55'05" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 152.30 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 45°52'21" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 88.15 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°25'49" WEST 78.02 FEET;

COURSE No. 5: RUN THENCE, SOUTH 80°50'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 84.83 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 77°34'05" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 78.52 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 82°28'18" WEST 72.48 FEET;

COURSE No. 7: RUN THENCE, NORTH 21°35'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 85.83 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 80°35'38" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 67.77 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 18°31'33" EAST 62.28 FEET;

COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 487.88 FEET, THROUGH A CENTRAL ANGLE OF 22°42'08" TO THE LEFT, AND HAVING AN ARC LENGTH OF 192.20 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE, CONTAINING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 47°32'07" EAST 185.81 FEET;

COURSE No. 10: CONTINUE THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,180.78 FEET, THROUGH A CENTRAL ANGLE OF 03°38'32" TO THE LEFT, AND HAVING AN ARC LENGTH OF 73.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 38°38'58" EAST 73.03 FEET;

COURSE No. 11: RUN THENCE, NORTH 34°45'43" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 17.80 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 12: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 80°08'30" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 73.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 78°24'22" EAST 66.78 FEET;

COURSE No. 13: RUN THENCE, SOUTH 57°10'05" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 33.44 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 14: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 83°51'17" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 86.32 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°48'32" EAST 82.69 FEET.

THE LANDS THIS DESCRIBED CONTAINS 81,182 SQUARE FEET, OR 1.89 ACRES, MORE OR LESS, IN AREA.

MAP BOOK _____ PAGE _____

SHEET TWO (2) OF SIX (6) SHEETS

SEE SHEET THREE (3) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET FOUR (4) FOR KEY MAP

TOGETHER WITH

PARCEL "D"
LEGAL DESCRIPTION "TRACT 28MF-7"

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT; SECTION 44, TOWNSHIP 4 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 WESTERLY CORNER OF TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "REVERTOWN BLUFFS (PHASE 2)", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 50 THROUGH 52 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND RUN THENCE, SOUTH 33°27'22" WEST, A DISTANCE OF 168.41 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 08°38'38" EAST, A DISTANCE OF 28.83 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 07°00'31" TO THE LEFT, AND HAVING AN ARC LENGTH OF 6.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°04'48" EAST 6.11 FEET;

COURSE No. 3: RUN THENCE, SOUTH 18°28'19" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 13.68 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;

COURSE No. 4: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 31°24'20" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 27.12 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°16'48" WEST 26.78 FEET;

COURSE No. 5: RUN THENCE, SOUTH 18°28'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 140.10 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING NORTHEASTERLY, AND HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 58°55'02" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 48.87 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°55'00" WEST 47.85 FEET;

COURSE No. 7: RUN THENCE, SOUTH 72°20'31" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 73.03 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE No. 8: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 164.47 FEET, THROUGH A CENTRAL ANGLE OF 21°38'15" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 88.72 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°16'07" WEST 68.30 FEET;

COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 62.87 FEET, THROUGH A CENTRAL ANGLE OF 58°18'28" TO THE LEFT, AND HAVING AN ARC LENGTH OF 84.29 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE CONTAINING NORTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 58°25'15" WEST 61.50 FEET;

COURSE No. 10: CONTINUE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 08°51'10" TO THE LEFT, AND HAVING AN ARC LENGTH OF 77.26 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 24°04'04" WEST 77.18 FEET;

COURSE No. 11: RUN THENCE, NORTH 19°28'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 86.07 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 12: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 37°18'17" TO THE LEFT, AND HAVING AN ARC LENGTH OF 40.89 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 31°30'08" WEST 40.71 FEET;

COURSE No. 13: RUN THENCE, NORTH 43°07'44" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 47.84 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 14: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 21.00 FEET, THROUGH A CENTRAL ANGLE OF 174°25'23" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 63.80 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING EASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 44°02'45" EAST 41.89 FEET;

COURSE No. 15: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 207.00 FEET, THROUGH A CENTRAL ANGLE OF 81°38'10" TO THE LEFT, AND HAVING AN ARC LENGTH OF 328.18 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 88°38'05" EAST 285.58 FEET;

COURSE No. 16: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 137°14'38" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 40.81 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°10'38" EAST 38.43 FEET.

THE LANDS THIS DESCRIBED CONTAINS 64,442 SQUARE FEET, OR 1.48 ACRES, MORE OR LESS, IN AREA.

THE TOTAL AGGREGATE AREA OF THIS PLAT IS 1,044,850 SQUARE FEET, OR 23.98 ACRES, MORE OR LESS, IN AREA.

A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
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(CONTINUED ON NEXT COLUMN)

CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)

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

MAP BOOK _____ PAGE _____
SHEET THREE (3) OF SIX (6) SHEETS

SEE SHEET THREE (3) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET FOUR (4) FOR KEY MAP

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (NAD 83). FLORIDA EAST ZONE, (ZONE 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "REVERTION DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW JACKSONVILLE LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS IN 753224"E.

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

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

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

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

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, 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 RECEIVED 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 (1983), FLORIDA EAST ZONE, U.S. FEET. THESE COORDINATES WERE DERIVED FROM FIELD MEASUREMENTS IN CONFORMANCE WITH FLORIDA STATUTE 472, STANDARDS OF PRACTICE 3J-17-05(2)(b) AND FLORIDA STATUTES 172.19(12). THE INTENDED USE OF THESE STATE PLANE COORDINATES ARE TO COMPLY WITH ST. JOHNS COUNTY DEVELOPMENT REVIEW MANUAL, SECTION 18.0 "SUBDIVISION PLAT LAND DEVELOPMENT CODE", PART 3.01.01.C, SECTION 18.04 REVIEW PROVISIONS.

ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTIES(ES) UTILIZING THESE COORDINATES FOR THEIR OWN INTENDED USE.

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(1): 2,086,937.270161, AND E(1): 457,528.336248
- b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,086,070.542891, AND E(1): 457,528.336248

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
CON	CONCRETE
CONTR	CONCRETE MONUMENT
F.P.M.	PERMANENT CONTROL POINT
CONC	CONCRETE
LP	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PLS	PROFESSIONAL SURVEYOR AND MAPPER
A	AND
R	RADIUS
R	DELTA/CENTRAL ANGLE/ARC LENGTH
CB	CURVED BOUNDARY
CD	CURVED DISTANCE
PL	POINT OF BEGINNING
PL	POINT OF CURVATURE
PL	POINT OF INTERSECTION
PL	POINT ON CURVE
PL	POINT OF TANGENCY
PL	POINT OF REVERSE CURVATURE
PL	POINT
TWP	TOWNSHIP
RNG	RANGE
MAN	MANAGEMENT FACILITY
MAN	MANAGEMENT FACILITY

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTHEW 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 "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", 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(S) DESIGNATED ON THIS PLAT AS "CLAIBORNE LANE", "APPALACHIAN TRAIL", "WAGONBROOK WAY" AND "JULEP PLACE" ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THREATENED TO BE CONSTRUCTED THEREON. THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE NON-EXCLUSIVE RIGHT AND EASEMENT TO DRAIN STORMWATER FROM THE "CLAIBORNE LANE" ROAD RIGHT-OF-WAY INTO TRACTS "SWMF-1", "SWMF-2", "SWMF-3" AND "SWMF-4", (STORM WATER MANAGEMENT FACILITIES), SUBJECT TO THE RIGHTS AND OWNERSHIP OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, SET FORTH IN THE PARAGRAPH BELOW:

TRACTS "0-1", "0-2", "0-3", "0-4", "0-5", "0-6", "0-7", (OPEN SPACE) AND TRACTS "SWMF-1", "SWMF-2", "SWMF-3", "SWMF-4", "SWMF-5", "SWMF-6" AND "SWMF-7", (STORM WATER MANAGEMENT FACILITIES), AND TRACT "LB" (LANDSCAPE BUFFER) 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, IN FEE SIMPLE, EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE GOD III 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 LOTS, EXCEPT AS HEREAFTER PROVIDED.

ALL EASEMENTS DESIGNATED ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF MATTHEW JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"). ITS SUCCESSORS AND ASSIGNS, AND RIVERS EDGE III 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 III COMMUNITY DEVELOPMENT DISTRICT RETAIN THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER AND/OR RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT RESERVE THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. ALL EASEMENTS NOT OTHERWISE ADDRESSED OR DEDICATED ARE TO REMAIN PRIVATELY OWNED.

FLORIDA POWER & LIGHT COMPANY, AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY IRREVOCABLY DEDICATED A TEN (10) FOOT EASEMENT ALONG THE FRONT CORNER LOT AND TRACT FOR ITS NON-EXCLUSIVE USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

TRACT "LS" (LEFT 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 MATTHEW 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 OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. THE LANDSCAPE BUFFER SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT LEFT STATION.

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

MATTHEW JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON OVER AND UNDER THE LANDSCAPE BUFFER TRACT (TRACT "LB"), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION TRACT.

MATTHEW JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 LEFT STATION TRACT OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION 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 THEREFORE.

MATTHEW JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS DOES HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES 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 CONNECTION 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.

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.

**MATTHEW JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY**

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

TYPE OR PRINT NAME _____

WITNESS: _____

**NOTARY FOR MATTHEW JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY**

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, PRESIDENT OF MATTHEW 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 _____

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 "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)" HAS BEEN EXAMINED 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 PRESENT, 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 ABOVE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWMAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4400

A&J LAND SURVEYORS, INC.
LB 8661
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, 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. 3013

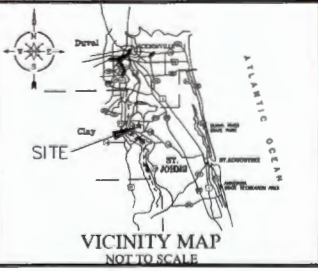
CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", 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

SURVEYOR'S COMMENTS REGARDING THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JULY 18, 2024.

THERE ARE NO EASEMENTS CONTAINED WITHIN THIS PLAT PROPERTY INFORMATION REPORT.



LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◆	SET 4" x 4" CONCRETE MONUMENT WITH DIK, STAMPED "TRM, LB 866"
●	ROUND 4" x 4" CONCRETE MONUMENT WITH DIK, STAMPED "TRM, LB 866"
○	SET 6" x 6" NEMA WITH PLATE, CAP, STAMPED "TRM, LB 866"
○	SET 6" x 6" NEMA WITH PLATE, CAP, STAMPED "TRM, LB 866"

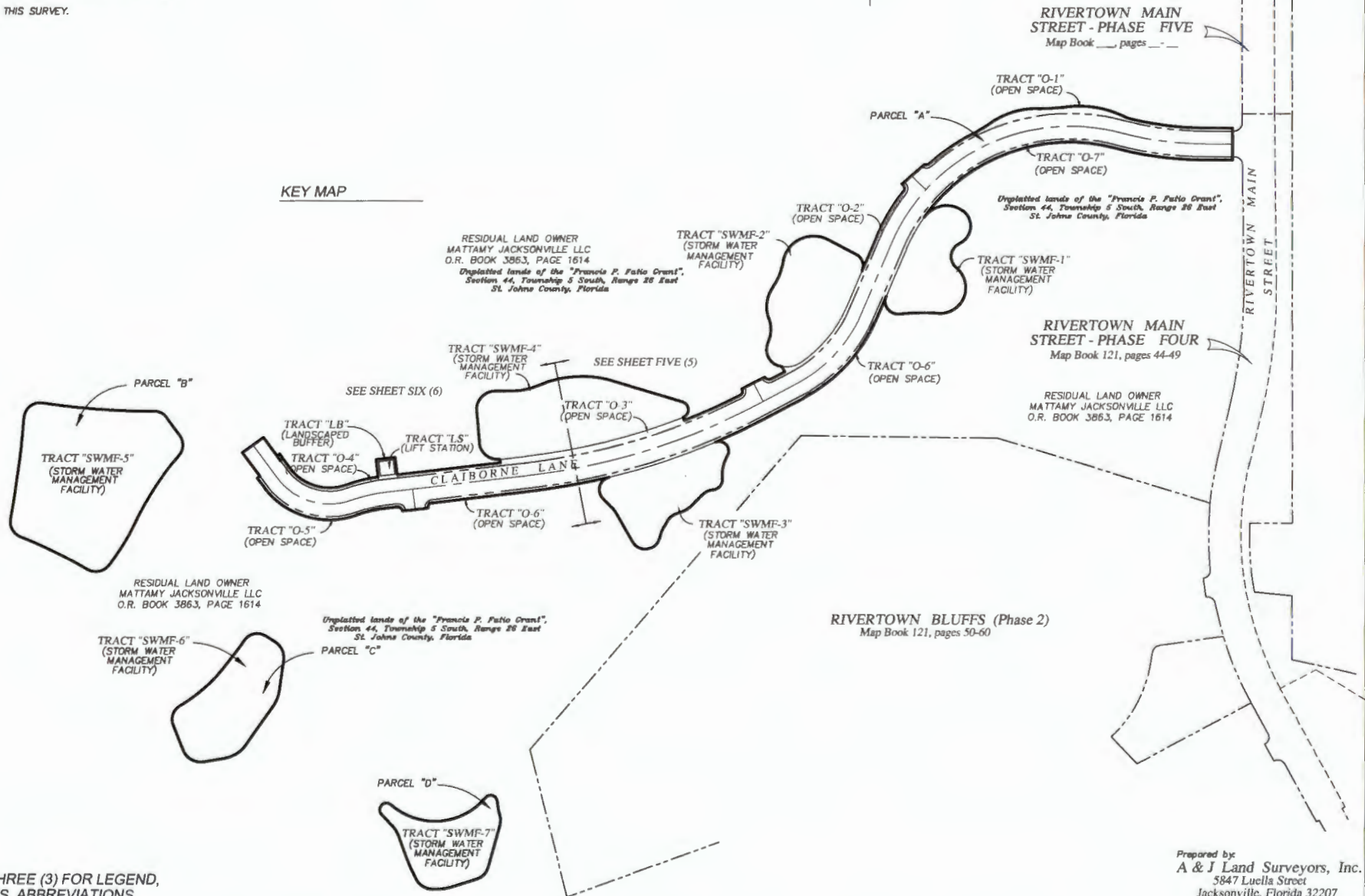
A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

CLAIBORNE LANE ~ PARCEL 37 (MINOR COLLECTOR)

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.

SURVEYOR'S COMMENTS REGARDING THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JULY 18, 2024, ORDER No. 11814966

SURVEYOR'S COMMENT: THERE ARE NO ITEMS THAT CAN BE GRAPHICALLY SHOWN ON THE FACE OF THIS SURVEY.



KEY MAP

RESIDUAL LAND OWNER
MATTAMY JACKSONVILLE LLC
O.R. BOOK 3863, PAGE 1614
*Unplatted lands of the "Francis P. Fatio Grant",
Section 44, Township 5 South, Range 26 East
St. Johns County, Florida*

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

RIVERTOWN MAIN STREET - PHASE FOUR
Map Book 121, pages 44-49

RESIDUAL LAND OWNER
MATTAMY JACKSONVILLE LLC
O.R. BOOK 3863, PAGE 1614

RIVERTOWN BLUFFS (Phase 2)
Map Book 121, pages 50-60

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

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

Prepared by
A & J Land Surveyors, Inc.
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Jacksonville, Florida 32207
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CLAIBORNE LANE ~ PARCEL 37 (MINOR COLLECTOR)

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 FIVE (5) OF SIX (6) SHEETS

LINE TABLE FROM POINT OF COMMENCEMENT TO POINT OF BEGINNING

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C121	1124.70	7°07'28"	136.85	N 09°19'49" E	139.79
C122	1585.00	13°28'00"	372.54	N 06°09'20" E	371.68

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1050.00	15°12'20"	278.65	N 82°23'04" W	277.84
C2	550.00	70°17'01"	874.67	S 70°04'35" W	833.18
C3	85.00	80°36'56"	134.83	N 80°24'32" E	121.20
C4	58.87	119°33'29"	124.83	S 03°30'45" W	103.47
C5	45.90	114°50'53"	82.00	S 06°59'31" W	77.35
C6	80.00	144°18'57"	201.53	S 21°44'04" W	152.31
C7	716.92	9°39'36"	120.67	S 89°04'19" W	120.73
C8	40.00	118°48'58"	82.87	N 36°22'03" W	68.80
C9	500.00	36°33'25"	338.38	S 42°20'07" W	332.80
C10	2050.00	4°41'25"	167.82	S 64°19'32" E	167.77
C11	30.00	143°50'53"	75.32	S 41°28'18" E	57.04
C12	113.21	36°31'36"	72.85	S 12°01'11" W	71.60
C13	33.13	89°48'32"	51.93	S 38°19'24" W	48.78
C14	80.00	36°23'18"	40.20	S 64°13'01" W	39.45
C15	80.00	24°55'53"	28.11	S 57°29'19" W	25.90
C16	50.00	39°38'44"	34.57	S 50°08'53" W	33.88
C17	100.00	17°21'59"	30.31	S 37°19'54" W	30.19
C18	45.24	138°18'25"	107.63	S 62°48'42" W	83.98
C19	72.00	14°34'04"	18.31	N 37°25'55" W	18.26
C20	40.00	121°01'56"	84.48	N 15°47'51" E	69.64
C21	2050.00	6°54'14"	247.02	S 78°45'46" W	246.87
C24	314.87	25°58'17"	142.76	N 78°13'28" E	141.24
C25	297.52	18°44'29"	97.32	S 81°34'44" W	96.89
C26	26.00	141°47'20"	64.34	S 02°28'52" E	49.14
C17	1950.00	5°34'26"	186.70	N 63°17'35" E	186.83
C38	15.00	97°05'11"	23.85	N 1°17'42" E	21.41
C39	15.00	89°50'21"	23.52	S 73°10'00" E	21.18
C40	53.16	109°08'44"	101.29	N 29°32'13" W	86.65
C41	88.04	45°17'48"	77.50	N 02°33'45" E	75.50
C42	106.18	57°01'41"	105.60	N 02°55'41" E	101.37
C43	152.70	23°07'18"	68.95	N 23°32'53" E	66.42
C44	95.00	106°33'51"	176.75	N 84°37'10" E	152.34
C45	40.00	85°08'19"	59.41	S 18°14'51" E	54.10
C46	650.00	14°31'29"	164.78	N 30°17'08" E	164.34
C47	15.00	78°56'45"	20.67	N 01°35'30" W	18.07
C48	340.00	1°01'06"	6.04	N 40°53'20" W	6.04
C49	15.00	84°48'18"	16.96	N 80°22'08" E	16.07
C50	650.00	13°58'17"	181.19	N 85°58'08" E	180.80
C51	328.82	7°15'03"	41.67	N 57°20'43" E	41.58
C52	243.19	38°10'10"	162.01	N 72°53'27" E	158.03
C53	615.00	8°14'34"	88.48	N 87°03'15" E	88.40
C54	318.08	33°09'08"	184.00	S 80°29'27" E	181.49
C55	100.00	11°35'58"	20.83	S 89°32'52" E	20.79
C56	950.00	14°08'23"	234.45	S 82°55'02" E	233.86

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	S 23°01'24" W	79.35
L2	S 45°01'23" W	51.79
L3	S 69°37'15" W	23.54
L4	S 30°20'51" W	22.18
L5	S 12°58'32" W	7.72
L6	N 30°08'53" W	107.82
L7	N 44°42'57" W	36.10
L8	S 73°22'59" E	223.26
L9	S 21°35'12" E	10.00
L27	N 82°08'18" E	80.00
L28	N 81°54'49" E	47.61
L29	N 28°05'17" W	18.52
L30	N 11°19'44" E	20.97
L31	S 62°04'55" E	99.64
L32	N 23°01'24" E	118.78
L33	N 48°48'39" E	97.77
L34	S 89°59'14" E	84.31
L35	S 00°00'46" W	100.00



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

APPALACHIAN TRAIL (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

ADJOINING LAND OWNER MATTAMY JACKSONVILLE, LLC O.R. BOOK 3863, PAGE 1614

"RIVERTOWN MAIN STREET~PHASE FIVE"
(Map Book _____ pages _____)

ADJOINING LAND OWNER MATTAMY JACKSONVILLE, LLC O.R. BOOK 3863, PAGE 1614

"RIVERTOWN MAIN STREET~PHASE FOUR"
(Map Book 121, pages 44-49)

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C85	1000.00	15°12'20"	265.38	S 82°23'04" E	264.81
C86	800.00	69°11'41"	880.74	S 84°07'13" W	768.81
C87	600.00	63°07'28"	681.03	S 73°36'23" W	628.10
C88	800.00	19°04'16"	199.71	S 32°33'32" W	198.79
C89	450.00	38°53'25"	305.44	N 42°28'07" E	299.61
C90	2000.00	2°18'04"	743.55	N 72°33'51" E	739.27
C93	300.00	7°38'17"	39.89	S 44°05'12" E	39.98

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L61	N 00°00'46" E	40.00
L62	N 00°00'46" E	40.00
L63	N 48°48'39" E	40.00
L64	N 48°48'39" E	41.13
L65	N 82°09'18" E	30.00
L66	N 82°09'18" E	30.00
L72	S 89°58'14" E	84.31
L75	S 23°01'24" W	239.84
L76	S 61°54'49" W	60.72
L78	S 23°01'24" W	136.46
L87	S 23°01'24" W	239.84
L88	S 89°58'14" E	84.31

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C94	960.00	15°12'20"	254.77	S 82°23'04" E	254.02
C95	840.00	67°14'06"	639.32	S 76°36'03" W	613.07
C96	25.00	75°31'54"	32.98	N 89°44'57" E	30.82
C97	330.00	132°57'01"	8.21	S 40°52'34" E	6.07
C98	25.00	70°58'45"	34.45	N 01°35'30" W	31.79
C99	840.00	14°31'29"	162.24	S 30°17'08" W	161.81
C100	410.00	38°53'25"	278.29	N 42°28'07" E	272.98
C101	25.00	80°00'00"	38.27	S 73°05'11" E	35.36
C102	25.00	90°00'00"	39.67	N 17°22'58" E	35.84
C103	1960.00	2°02'32"	697.01	N 72°01'36" E	693.35
C110	2040.00	2°18'04"	758.42	N 72°33'51" E	754.06
C111	490.00	38°53'25"	332.59	N 42°28'07" E	326.25
C112	560.00	62°11'41"	803.38	S 84°07'13" W	736.22
C113	1040.00	15°12'20"	276.00	S 82°23'04" E	275.19

LINE TABLE FOR "SWMF" TRACTS DATA

LINE	BEARING	DISTANCE
L80	N 23°01'24" E	123.00
L103	S 41°06'52" E	10.00
L104	S 23°01'24" W	160.46
L105	S 84°27'05" E	7.43

CURVE TABLE FOR "SWMF" TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C114	400.00	32°46'53"	228.82	N 39°24'41" E	225.71
C115	75.00	39°44'58"	52.03	N 75°40'28" E	50.99
C116	1840.00	14°48'05"	501.17	N 75°48'51" E	498.78
C120	2050.00	8°42'24"	347.30	N 71°27'27" E	346.89

LINE TABLE FOR "OPEN SPACE TRACTS"

LINE	BEARING	DISTANCE
L71	N 00°00'46" E	10.00
L73	S 48°48'39" W	10.84
L74	S 48°48'39" W	10.00
L78	S 82°09'18" E	10.00
L89	S 00°00'46" W	10.00

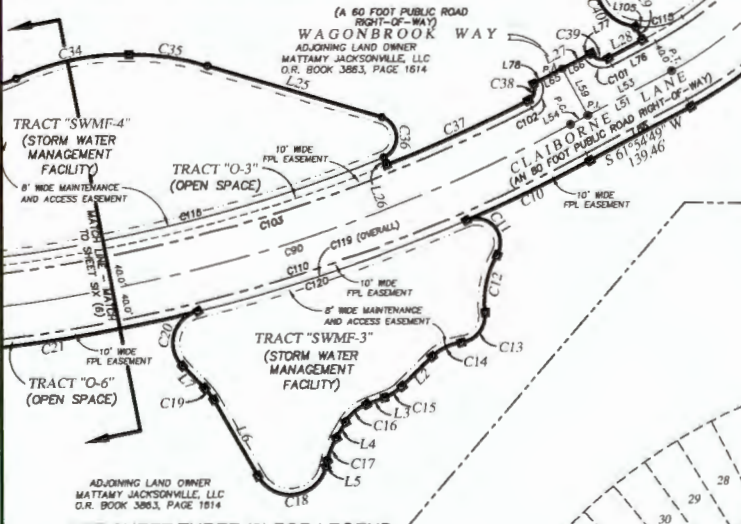
CURVE TABLE FOR "O" TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C119	2050.00	2°18'04"	782.14	N 72°33'51" E	757.78
C123	550.00	56°19'58"	540.76	S 77°03'07" W	518.24
C124	550.00	13°37'03"	133.82	S 41°54'36" W	133.59
C125	560.00	56°19'58"	550.59	S 77°03'07" W	528.66
C126	560.00	23°51'44"	252.77	S 35°13'18" W	250.63
C127	550.00	11°54'40"	114.34	S 28°58'44" W	114.13

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L49	S 89°59'14" E	84.31
L50	S 23°01'24" W	239.84
L51	S 81°54'49" W	138.48
L53	S 81°54'49" W	115.72
L54	N 47°54'20" W	22.67
L58	S 28°05'11" E	85.13

"RIVERTOWN BLUFFS (Phase 2)"
(Map Book 121, pages 50-60)



SEE SHEET THREE (3) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS, PLAT TITLE LETTER COMMENTS SEE SHEET FOUR (4) FOR KEY MAP

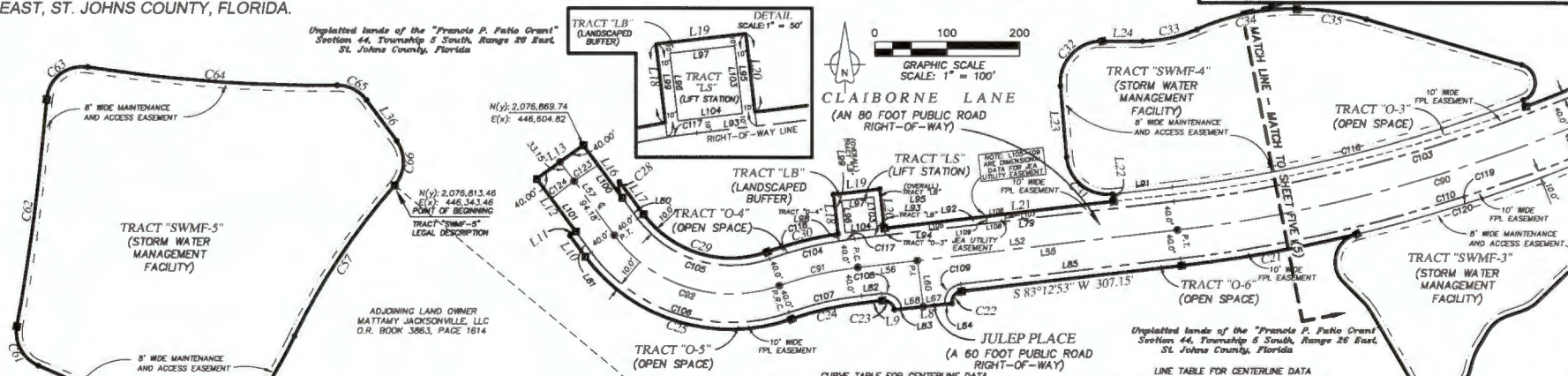
Prepared by:
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CLAIBORNE LANE ~ PARCEL 37 (MINOR COLLECTOR)

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.

ADJOINING LAND OWNER
MATTAMY JACKSONVILLE, LLC
D.R. BOOK 3063, PAGE 1614

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



CLAIBORNE LANE
(AN 80 FOOT PUBLIC ROAD
RIGHT-OF-WAY)

JULEP PLACE
(A 60 FOOT PUBLIC ROAD
RIGHT-OF-WAY)

TRACT "LB" (LANDSCAPED BUFFER)

TRACT "LS" (LIFT STATION)

TRACT "O-4" (OPEN SPACE)

TRACT "O-5" (OPEN SPACE)

TRACT "O-6" (OPEN SPACE)

TRACT "O-7" (OPEN SPACE)

TRACT "O-8" (OPEN SPACE)

TRACT "O-9" (OPEN SPACE)

TRACT "O-10" (OPEN SPACE)

TRACT "O-11" (OPEN SPACE)

TRACT "O-12" (OPEN SPACE)

TRACT "O-13" (OPEN SPACE)

TRACT "O-14" (OPEN SPACE)

TRACT "O-15" (OPEN SPACE)

TRACT "O-16" (OPEN SPACE)

TRACT "O-17" (OPEN SPACE)

TRACT "O-18" (OPEN SPACE)

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TRACT "O-35" (OPEN SPACE)

TRACT "O-36" (OPEN SPACE)

TRACT "O-37" (OPEN SPACE)

TRACT "O-38" (OPEN SPACE)

TRACT "O-39" (OPEN SPACE)

TRACT "O-40" (OPEN SPACE)

LINE TABLE FOR TRACT SWMF-5 BOUNDARY DATA

LINE	BEARING	DISTANCE
L36	N 36°15'32" W	70.23

LINE TABLE FOR TRACT SWMF-6 BOUNDARY DATA

LINE	BEARING	DISTANCE
L37	S 07°34'05" W	98.60
L38	S 34°50'08" W	152.30
L39	S 80°30'29" W	64.53
L40	N 21°35'28" W	85.53
L41	N 34°45'43" E	17.90
L42	S 57°31'08" E	35.44

LINE TABLE FOR JEA UTILITY EASEMENT

LINE	BEARING	DISTANCE
L105	N 83°12'53" E	143.04
L106	N 83°12'53" E	25.74
L107	S 06°59'08" W	10.30
L108	S 83°12'53" W	25.75
L109	S 07°01'14" W	10.30

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C80	2000.00'	21°18'04"	743.55	N 72°33'51" E	738.27
C81	500.00'	12°32'20"	112.33	S 78°46'43" W	112.10
C82	200.00'	73°23'54"	258.21	S 72°57'29" E	239.05
C123	783.00'	2°36'50"	40.02	S 65°14'23" W	40.01
C124	783.00'	2°36'50"	40.02	S 52°74'53" W	40.01

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L52	S 83°12'53" W	445.47
L53	S 83°12'53" W	352.75
L54	S 83°12'53" W	82.72
L57	S 36°15'32" E	127.33
L60	N 07°18'44" W	65.03

ADJOINING LAND OWNER
MATTAMY JACKSONVILLE, LLC
D.R. BOOK 3063, PAGE 1614

CURVE TABLE FOR TRACT SWMF-5 BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C57	330.00'	15°17'22"	233.56	S 33°15'24" W	252.80
C58	710.76'	12°36'54"	156.49	S 31°45'10" W	156.16
C59	50.00'	81°27'53"	71.09	S 78°47'34" W	65.25
C60	1948.72'	6°56'02"	233.95	N 83°56'31" W	235.81
C61	50.00'	77°32'18"	67.87	N 28°39'23" W	62.62
C62	3451.33'	5°19'27"	320.71	N 07°28'03" E	320.50
C63	50.00'	84°04'51"	82.10	N 51°50'45" E	73.16
C64	2114.74'	8°27'25"	348.05	S 85°50'32" E	348.65
C65	30.00'	54°18'42"	47.40	S 83°24'53" E	45.64
C66	50.00'	77°19'37"	67.48	S 02°24'16" W	62.47

LINE TABLE FOR TRACT SWMF-7 BOUNDARY DATA

LINE	BEARING	DISTANCE
L43	S 08°38'38" E	29.20
L44	S 15°38'51" E	13.58
L45	S 15°25'28" W	140.10
L46	S 72°20'31" W	73.03
L47	N 19°38'29" W	66.07
L48	N 43°07'34" W	47.84

LINE TABLE FOR TRACTS LS, LB AND O-4

LINE	BEARING	DISTANCE
L81	S 36°15'32" E	36.20
L82	S 83°12'53" W	28.32
L83	N 83°30'14" E	10.00
L84	N 83°30'14" E	10.00
L85	S 83°12'53" W	402.37
L86	N 06°45'48" W	10.00
L87	N 06°45'48" W	65.00
L88	S 06°45'48" E	45.00
L89	S 06°45'48" E	45.00
L90	S 06°45'48" E	65.46
L91	S 06°45'48" E	45.00
L92	N 83°14'12" E	10.00
L93	N 83°14'12" E	65.46
L94	N 83°14'12" E	45.00
L95	N 83°14'12" E	45.00
L96	N 83°14'12" E	45.00
L97	N 83°14'12" E	45.00
L98	N 83°14'12" E	45.00
L99	N 83°14'12" E	45.00
L100	N 83°14'12" E	45.00
L101	N 83°14'12" E	45.00
L102	N 83°14'12" E	45.00
L103	N 83°14'12" E	45.00
L104	N 83°14'12" E	45.00

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L67	N 83°35'58" E	30.00
L68	N 83°42'31" E	50.00
L70	N 83°12'53" W	445.47
L80	S 36°15'32" E	36.20
L85	S 83°12'53" W	307.16
L100	S 36°15'32" E	127.33
L101	S 36°15'32" E	127.33

LINE TABLE FOR TRACT SWMF-4 BOUNDARY DATA

LINE	BEARING	DISTANCE
L81	S 83°12'53" W	83.11

CURVE TABLE FOR TRACT SWMF-6 BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C67	100.00'	27°01'03"	47.15	S 21°24'36" W	46.72
C68	100.00'	45°53'11"	80.15	S 57°52'49" W	76.02
C69	58.00'	77°34'05"	78.52	N 80°22'28" E	72.65
C70	48.00'	80°33'58"	87.77	N 18°51'33" E	62.28
C71	497.68'	22°42'09"	187.20	N 47°57'27" E	185.91
C72	1180.76'	3°38'52"	75.12	N 38°59'59" E	75.10
C73	48.00'	88°08'56"	73.85	N 78°24'22" E	66.78
C74	58.00'	65°25'13"	66.92	S 24°48'32" E	62.69

LINE TABLE FOR TRACT SWMF-7 BOUNDARY DATA

LINE	BEARING	DISTANCE
L43	S 08°38'38" E	29.20
L44	S 15°38'51" E	13.58
L45	S 15°25'28" W	140.10
L46	S 72°20'31" W	73.03
L47	N 19°38'29" W	66.07
L48	N 43°07'34" W	47.84

CURVE TABLE FOR TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C118	1940.00'	14°48'02"	300.17	N 78°48'51" E	489.78
C117	540.00'	2°19'27"	21.91	S 82°03'10" W	21.80
C116	540.00'	10°32'53"	97.41	S 78°37'00" W	99.27

"RIVERTOWN BLUFFS
(Phase 2)"
(Map Book 121, pages 50-60)

CURVE TABLE FOR TRACT SWMF-7 BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C75	50.00'	7°00'13"	8.11	S 12°08'48" E	8.11
C76	50.00'	31°04'50"	27.12	S 00°06'41" E	26.78
C77	50.00'	86°53'02"	49.67	S 43°53'00" W	47.85
C78	184.43'	21°39'15"	86.72	S 81°16'10" W	86.30
C79	62.57'	58°51'59"	84.29	N 58°20'13" W	61.30
C80	500.00'	83°11'11"	77.86	N 24°34'04" W	77.18
C81	100.00'	23°29'15"	40.89	N 31°23'05" W	40.71
C82	21.00'	174°20'53"	83.90	N 44°02'43" E	41.85
C83	207.00'	91°08'26"	329.16	N 85°39'56" E	283.56
C84	20.00'	131°14'39"	45.81	S 74°15'58" E	36.43

LINE TABLE FOR TRACT SWMF-7 BOUNDARY DATA

LINE	BEARING	DISTANCE
L43	S 08°38'38" E	29.20
L44	S 15°38'51" E	13.58
L45	S 15°25'28" W	140.10
L46	S 72°20'31" W	73.03
L47	N 19°38'29" W	66.07
L48	N 43°07'34" W	47.84

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C103	1960.00'	20°22'32"	697.01	N 73°01'38" E	693.35
C104	540.00'	12°52'20"	121.32	S 78°46'43" W	121.06
C105	160.00'	73°23'54"	204.87	S 72°57'29" E	181.24
C106	240.00'	73°23'54"	307.43	S 72°57'29" E	286.85
C107	480.00'	12°52'20"	103.34	S 78°46'43" W	103.13
C108	25.				