

**RESOLUTION NO. 2024-81**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**RIVERTOWN SHORES – PHASE 2.**

**WHEREAS, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rivertown Shores – Phase 2.

**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 \$3,199,706.17 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$436,880.88 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.

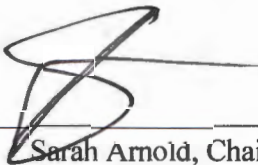
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

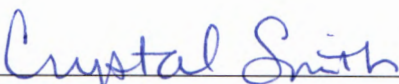
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 5th day of March, 2024.

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

Rendition Date: MAR 05 2024

BY:  \_\_\_\_\_  
Sarah Arnold, Chair

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

  
\_\_\_\_\_  
Deputy Clerk



# Attachment 2

## Plat Map

# RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

## CAPTION

RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT 785), WITH THE EASTERLY MONUMENTED LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE WESTERLY MONUMENTED LINE OF THE F.J.P. FATIO GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST), AND RUN THENCE, ALONG THE AFORESAID SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 22,888.28 FEET, THROUGH A CENTRAL ANGLE OF 00°54'41" TO THE LEFT, AN ARC DISTANCE OF 104.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SURTEIGNED BY A CHORD BEARING AND DISTANCE OF NORTH 83°18'36" WEST, 104.28 FEET;

COURSE NO. 2: RUN THENCE, NORTH 63°27'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,823.19 A POINT, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF TRACT "B-1", (BUFFER AND SCENIC EDGE), AS SHOWN ON THE PLAT OF "RIVERTOWN SHORES - PHASE ONE", AS RECORDED IN MAP BOOK 117, PAGES 19-28 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, DEPARTING FROM THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, AND RUNNING ALONG THE EASTERLY BOUNDARY OF SAID "RIVERTOWN SHORES - PHASE ONE", AS SHOWN ON THE AFORESAID PLAT, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 28°32'54" WEST, A DISTANCE OF 185.00 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, SOUTH 18°35'05" WEST, A DISTANCE OF 60.82 FEET, TO A POINT;

COURSE NO. 3: RUN THENCE, SOUTH 28°32'54" WEST, A DISTANCE OF 140.00 FEET, TO A POINT;

COURSE NO. 4: RUN THENCE, NORTH 63°27'28" WEST, A DISTANCE OF 200.00 FEET, TO A POINT;

COURSE NO. 5: RUN THENCE, SOUTH 28°32'54" WEST, A DISTANCE OF 241.87 FEET, TO A POINT;

COURSE NO. 6: RUN THENCE, SOUTH 63°27'28" EAST, A DISTANCE OF 348.52 FEET, TO A POINT;

COURSE NO. 7: RUN THENCE, SOUTH 38°58'29" WEST, A DISTANCE OF 418.14 FEET, TO A POINT ON THE "MEAN HIGH WATER" LINE, OF THE ST. JOHNS RIVER, AS DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AT AN ELEVATION OF 0.43, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS PER THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR TIDE INTERPOLATION POINT 4485, NATIONAL TIDE DATUM EPOCH (NTDE) 1982-2001; RUN THENCE, ALONG THE AFORESAID "MEAN HIGH WATER" LINE OF THE ST. JOHNS RIVER, AS DEFINED ABOVE, AND ALONG THE SOUTHERLY BOUNDARY OF THAT 10' WIDE CONSERVATION EASEMENT, AS RECORDED OFFICIAL RECORDS BOOK 3434, PAGE 1013 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING THE SOUTHERLY BOUNDARY OF THAT CONSERVATION EASEMENT (RIVERTOWN-UNIT 1, PHASE 2, GROUP 1), CONSERVATION EASEMENT NO. 43A, AS RECORDED IN OFFICIAL RECORDS BOOK 3006, PAGE 1777 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 42°54'23" EAST, A DISTANCE OF 84.30 FEET, TO A POINT

COURSE NO. 2: RUN THENCE, SOUTH 63°27'30" EAST, A DISTANCE OF 88.01 FEET, TO A POINT;

COURSE NO. 3: RUN THENCE, SOUTH 64°43'30" EAST, A DISTANCE OF 108.82 FEET, TO A POINT;

COURSE NO. 4: RUN THENCE, SOUTH 60°19'44" EAST, A DISTANCE OF 122.88 FEET, TO A POINT;

COURSE NO. 5: RUN THENCE, SOUTH 48°38'48" EAST, A DISTANCE OF 87.72 FEET, TO A POINT;

COURSE NO. 6: RUN THENCE, SOUTH 68°28'17" EAST, A DISTANCE OF 123.84 FEET, TO A POINT;

COURSE NO. 7: RUN THENCE, SOUTH 48°20'41" EAST, A DISTANCE OF 85.72 FEET, TO A POINT;

COURSE NO. 8: RUN THENCE, SOUTH 71°32'41" EAST, A DISTANCE OF 88.57 FEET, TO A POINT;

COURSE NO. 9: RUN THENCE, SOUTH 71°00'36" EAST, A DISTANCE OF 122.41 FEET, TO A POINT;

COURSE NO. 10: RUN THENCE, SOUTH 70°18'53" EAST, A DISTANCE OF 133.30 FEET, TO A POINT;

COURSE NO. 11: RUN THENCE, SOUTH 58°27'27" EAST, A DISTANCE OF 90.60 FEET, TO A POINT;

COURSE NO. 12: RUN THENCE, SOUTH 87°04'40" EAST, A DISTANCE OF 180.44 FEET, TO A POINT;

COURSE NO. 13: RUN THENCE, SOUTH 81°02'03" EAST, A DISTANCE OF 88.62 FEET, TO A POINT;

COURSE NO. 14: RUN THENCE, SOUTH 78°53'04" EAST, A DISTANCE OF 81.53 FEET, TO A POINT;

COURSE NO. 15: RUN THENCE, NORTH 74°10'13" EAST, A DISTANCE OF 68.82 FEET, TO A POINT ON THE EASTERLY MONUMENTED LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE WESTERLY MONUMENTED LINE OF THE F.J.P. FATIO GRANT, SECTION 43, TOWNSHIP 6 SOUTH, RANGE 27 EAST), AND RUN THENCE, NORTH 41°35'54" EAST, ALONG SAID COMMON BOUNDARY LINE BETWEEN THE FRANCIS P. FATIO GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE WESTERLY MONUMENTED LINE OF THE F.J.P. FATIO GRANT, SECTION 43, TOWNSHIP 6 SOUTH, RANGE 27 EAST), A DISTANCE OF 1,082.75 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 1,783,483.2 SQUARE FEET, OR 40.4 ACRES, MORE OR LESS, IN AREA.

## NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC. A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY NATHAN BEDELE, DIVISION VICE PRESIDENT OF TOLL SOUTHEAST LP COMPANY, 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

TYPE OR PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER IS \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION \_\_\_\_\_

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET ONE (1) of NINE (9) SHEETS

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

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "RIVERTOWN SHORES - PHASE TWO", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "DARKROSS DRIVE", "SLIP CONE", AND "BIRCH POINT" AS SHOWN HEREON ARE PRIVATE ROADS AND ARE HEREBY DEDICATED TO THE TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER") ITS SUCCESSORS AND ASSIGNS.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE, PERPETUAL, RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENTY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

TRACT "B" (BUFFER AND SCENIC EDGE), TRACTS "D-1", "D-2", "D-3" AND "D-4", (OPEN SPACE), TRACTS "SMBF-3", "SMBF-4A" AND "SMBF-4B" (STORM WATER MANAGEMENT FACILITY) AND TRACTS "C-1" AND "C-2" (CONSERVATION) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER"), ITS SUCCESSORS AND ASSIGNS, AND THE TOLL SOUTHEAST LP COMPANY, INC., SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS ASSOCIATION OF OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. THE FIRE LANE EASEMENTS THAT ARE IN FRONT OF THE TOWNHOMES SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE HOMEOWNER'S ASSOCIATION AND THE MAINTENANCE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TRACTS "D-1" AND "D-2" (CONSERVATION) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.08, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

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

FLORIDA POWER & LIGHT COMPANY (FPL) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN (10) FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

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

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

TRACT "L" (LIFT STATION) IS HEREBY DEDICATED, IN FEE SIMPLE TITLE, TO THE JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE "10' LANDSCAPE BUFFER EASEMENT" IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH EASEMENT SHALL BE HELD AND USED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION.

OWNER HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER THE "10' LANDSCAPE BUFFER EASEMENT", FOR ELECTRICAL, WATER REUSE, WATER, SEWER AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION/LIFT STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE ON, UPON, AT OR FROM THE "10' LANDSCAPE BUFFER EASEMENT", OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION/LIFT STATION TRACT OR JEA'S EASEMENT UPON THE "10' FOOT LANDSCAPE BUFFER EASEMENT". 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 EASEMENTS RIGHTS UPON THE "10' FOOT LANDSCAPE EASEMENT" WITH LIKE-MINDED MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF SUCH ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

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

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

## TOLL SOUTHEAST LP COMPANY, INC. A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

BY: NATHAN BEDELE  
DIVISION VICE PRESIDENT  
TOLL SOUTHEAST LP COMPANY, INC.  
A DELAWARE LIMITED LIABILITY COMPANY

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
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# RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET TWO (2) of NINE (9) SHEETS

SEE SHEET TWO (2) FOR LEGEND,  
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## GENERAL NOTES:

1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM (NAD 1983) (1980), FLORIDA EAST ZONE, (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 7) AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3083, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°52'24" E.

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

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

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

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

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

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED 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 (NAD 1983) (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GPS BASE MAPPING PURPOSES ONLY. BY THE ST. JOHNS COUNTY GIS DEPARTMENT, ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "C113", WITH A PUBLISHED COORDINATE VALUE OF N(x): 2,066,937.270151, AND E(x): 455,788.927478
- b) CONTROL POINT "C114", WITH A PUBLISHED COORDINATE VALUE OF N(y): 2,066,070.542891, AND E(y): 457,528.338248

## ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
GD	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.G.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LTS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MB	MAP BOOK
P.D.	PLAT BOOK
PG	PAGE
ML	MATCH LINE
LEA-E	LEA ELECTRIC EASEMENT
LEA-EE	LEA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
EWMT	EASEMENT
STJWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

## 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 \_\_\_\_ 2023.

BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN SHORES - PHASE TWO" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2023. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: \_\_\_\_\_  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATE

I KNOW ALL MEN BY THESE 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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

## CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN SHORES - PHASE TWO", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2023.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2023.

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

## CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN SHORES - PHASE TWO", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

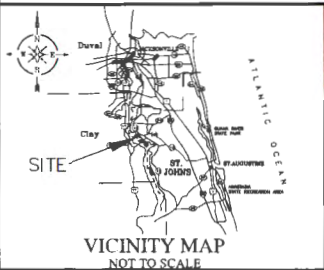
Prepared by:  
**A&J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

## LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
	SET 4" x 4" CONCRETE MONUMENT WITH DPK. SEALED TYP. LD. M&M
	PLAND 4" x 4" SEALED MONUMENT WITH DPK. SEALED TYP. LD. M&M
	SET PL. N&L & DPK. SEALED P.C.P. LD. M&M

## MATCHING USED IN THIS PLAT

MATCHING	DEFINITION
	DENOTES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS, AND ENCLUMBERED BY A RESERVED CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
	DENOTES PRESERVED WETLANDS



# RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_ PAGE \_\_\_\_

SHEET THREE (3) of NINE (9) SHEETS

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

**NOTE REGARDING TOWNSHIP LINE:**

NOTE: THE U.S. GOVERNMENT TOWNSHIP PLAT FOR TOWNSHIP 5 SOUTH, RANGE 27 EAST GRAPHICALLY SHOWS THAT SECTION 39, THE "FRANCIS P. FATIO GRANT", EXTENDS SOUTHERLY PAST THE COMMON BOUNDARY BETWEEN TOWNSHIP 5 AND 6 SOUTH, AND TO THE ST. JOHNS RIVER.

HOWEVER ON PREVIOUS SURVEYS OF THIS PROPERTY AND ON THE STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP AND PRIOR DEEDS THE TOWNSHIP LINE IS EXTENDED TO THE RIVER, THEREFORE THIS FIRM HAS SHOWN THE TOWNSHIP LINE EXTENDED ALTHOUGH IN ITS PROFESSIONAL OPINION THE TOWNSHIP MAP IS CORRECT.

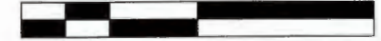
RIVERTOWN SHORES - PHASE ONE  
(Map Book 117, pages 19-28)

## KEY MAP

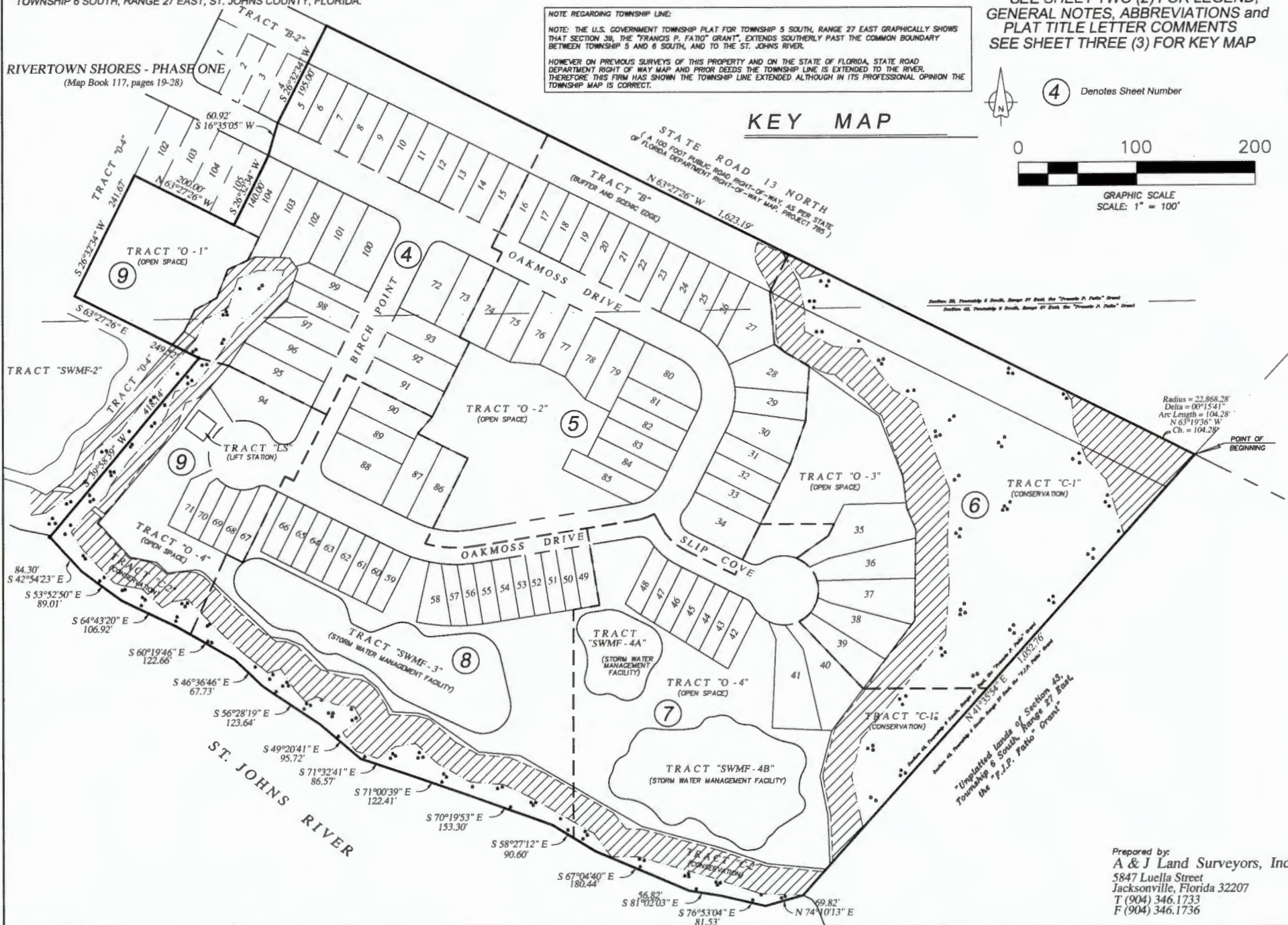


④ Denotes Sheet Number

0 100 200



GRAPHIC SCALE  
SCALE: 1" = 100'



Section 39, Township 5 South, Range 27 East, the "Francis P. Fatio" Grant  
Section 42, Township 6 South, Range 27 East, the "Francis P. Fatio" Grant

Radius = 22,868.28'  
Delta = 0°15'41"  
Arc Length = 104.28'  
N 63°19'36" W  
Ch. = 104.28'

POINT OF BEGINNING

Section 39, Township 5 South, Range 27 East, the "Francis P. Fatio" Grant  
Section 42, Township 6 South, Range 27 East, the "Francis P. Fatio" Grant

"Unplatted Lands of Section 42, Township 6 South, Range 27 East, the 'Francis P. Fatio' Grant"

Prepared by:  
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# RIVERTOWN SHORES - PHASE TWO

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0 50 100



GRAPHIC SCALE  
SCALE: 1" = 50'

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET FOUR (4) of NINE (9) SHEETS

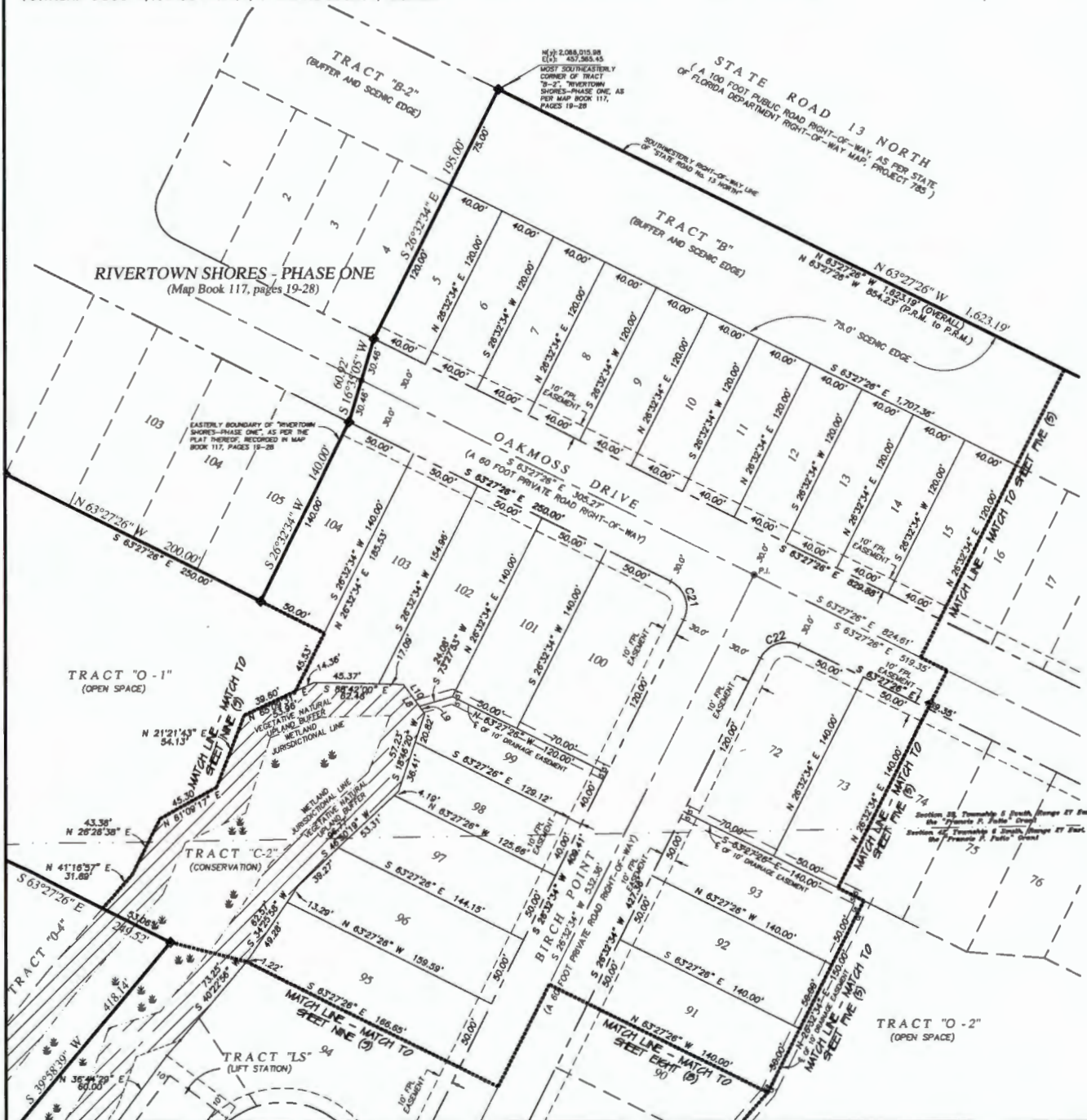
SEE SHEET TWO (2) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS and  
PLAT TITLE LETTER COMMENTS  
SEE SHEET THREE (3) FOR KEY MAP

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L8	S 36°05'41" E	25.45'
L9	N 38°03'41" W	8.33'
L10	N 38°03'41" W	18.09'

CURVE TABLE FOR PLAT RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	20.00'	90°00'00"	31.42'	N 18°27'26" W	28.28'
C22	20.00'	90°00'00"	31.42'	S 71°32'34" W	28.28'

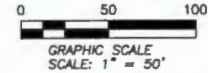


NOTICE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED

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# RIVERTOWN SHORES - PHASE TWO

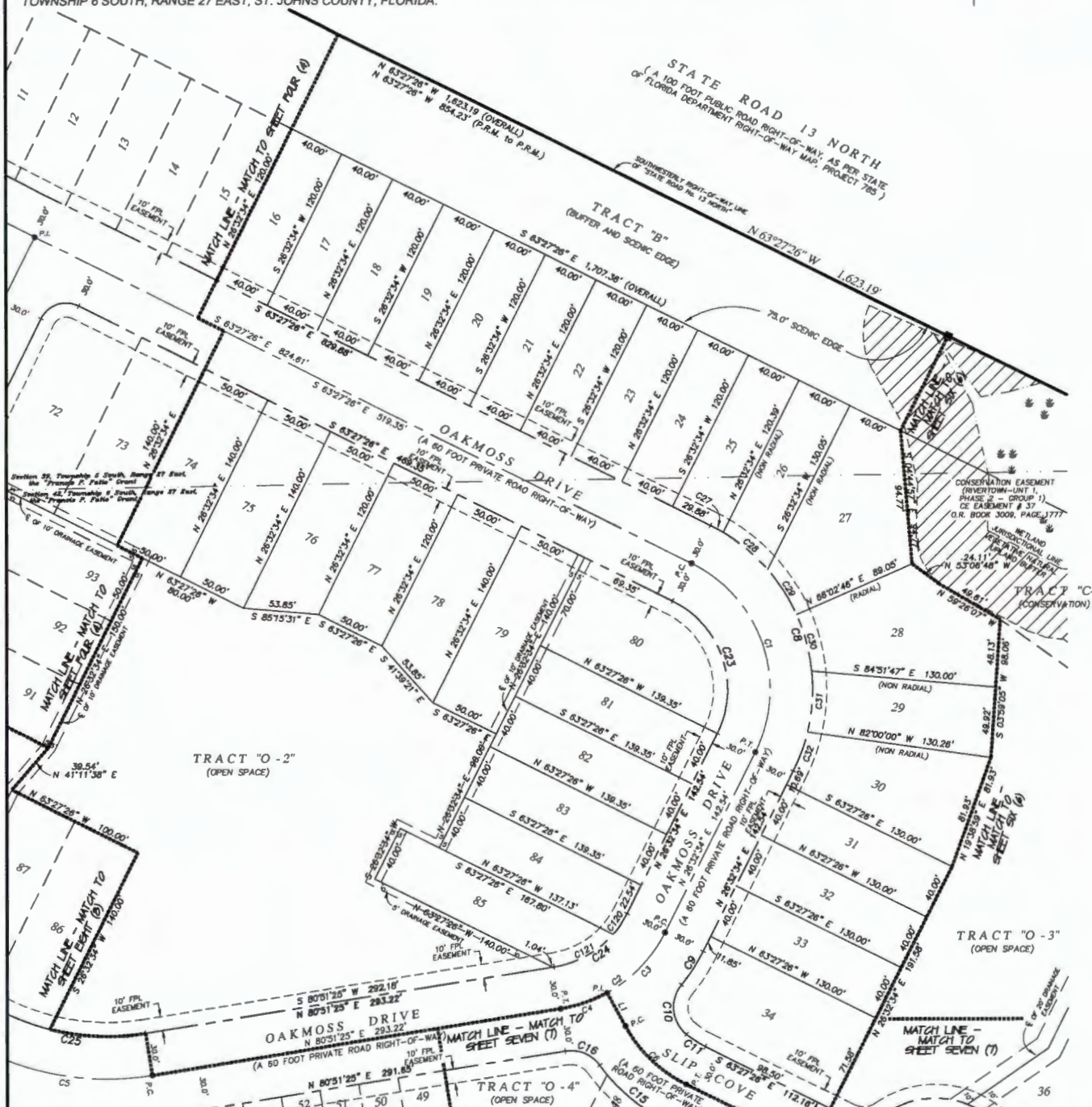
A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET FIVE (5) of NINE (9) SHEETS

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



**CURVE TABLE FOR PLAT CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	90°00'00"	157.08'	N 18°27'26" W	141.42'
C2	100.00'	54°18'52"	94.80'	N 53°41'59" E	91.29'
C3	100.20'	34°27'40"	60.27'	N 43°46'24" E	59.36'
C4	100.00'	19°51'11"	34.55'	N 70°55'50" E	34.48'
C5	200.00'	35°41'08"	124.57'	S 61°18'01" E	122.56'
C6	100.00'	34°46'47"	60.70'	S 46°04'03" E	59.77'

**CURVE TABLE FOR PLAT RIGHT-OF-WAY DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	130.00'	90°00'00"	204.20'	N 18°27'26" W	183.85'
C9	130.00'	12°30'22"	28.39'	N 32°47'45" E	28.32'
C10	25.00'	89°28'16"	39.02'	S 09°40'19" E	35.18'
C11	70.00'	13°04'06"	15.97'	S 56°55'23" E	15.93'
C15	130.00'	27°49'51"	63.13'	S 49°32'41" E	62.52'
C16	25.00'	63°30'40"	27.71'	N 67°23'15" W	26.31'
C23	70.00'	90°00'00"	109.96'	N 18°27'26" W	98.99'
C24	70.00'	54°18'52"	66.36'	N 53°41'59" E	63.90'
C25	170.00'	35°41'08"	105.88'	S 61°18'01" E	104.16'

**CURVE TABLE FOR PLAT LOT & TRACT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	130.00'	4°27'52"	10.13'	N 61°13'51" W	10.13'
C28	130.00'	18°12'45"	41.32'	N 49°33'12" W	41.15'
C29	130.00'	16°49'36"	38.18'	N 32°22'02" W	38.04'
C30	130.00'	18°46'40"	41.47'	N 14°48'54" W	41.30'
C31	130.00'	19°13'53"	43.62'	N 03°58'13" E	43.42'
C32	130.00'	13°00'14"	29.50'	N 20°02'27" E	29.44'
C120	70.00'	14°26'39"	17.85'	N 33°45'53" E	17.60'
C121	70.00'	39°52'12"	48.71'	N 60°55'19" E	47.75'

**LINE TABLE FOR PLAT CENTERLINE DATA**

LINE	BEARING	DISTANCE
L1	S 28°40'40" E	26.70'

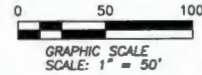
NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

Prepared by:  
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# RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET SIX (6) of NINE (9) SHEETS

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

LINE TABLE FOR PLAT CENTERLINE DATA

LINE	BEARING	DISTANCE
L2	N 97°00'00" E	6.99'

CURVE TABLE FOR PLAT CENTERLINE DATA

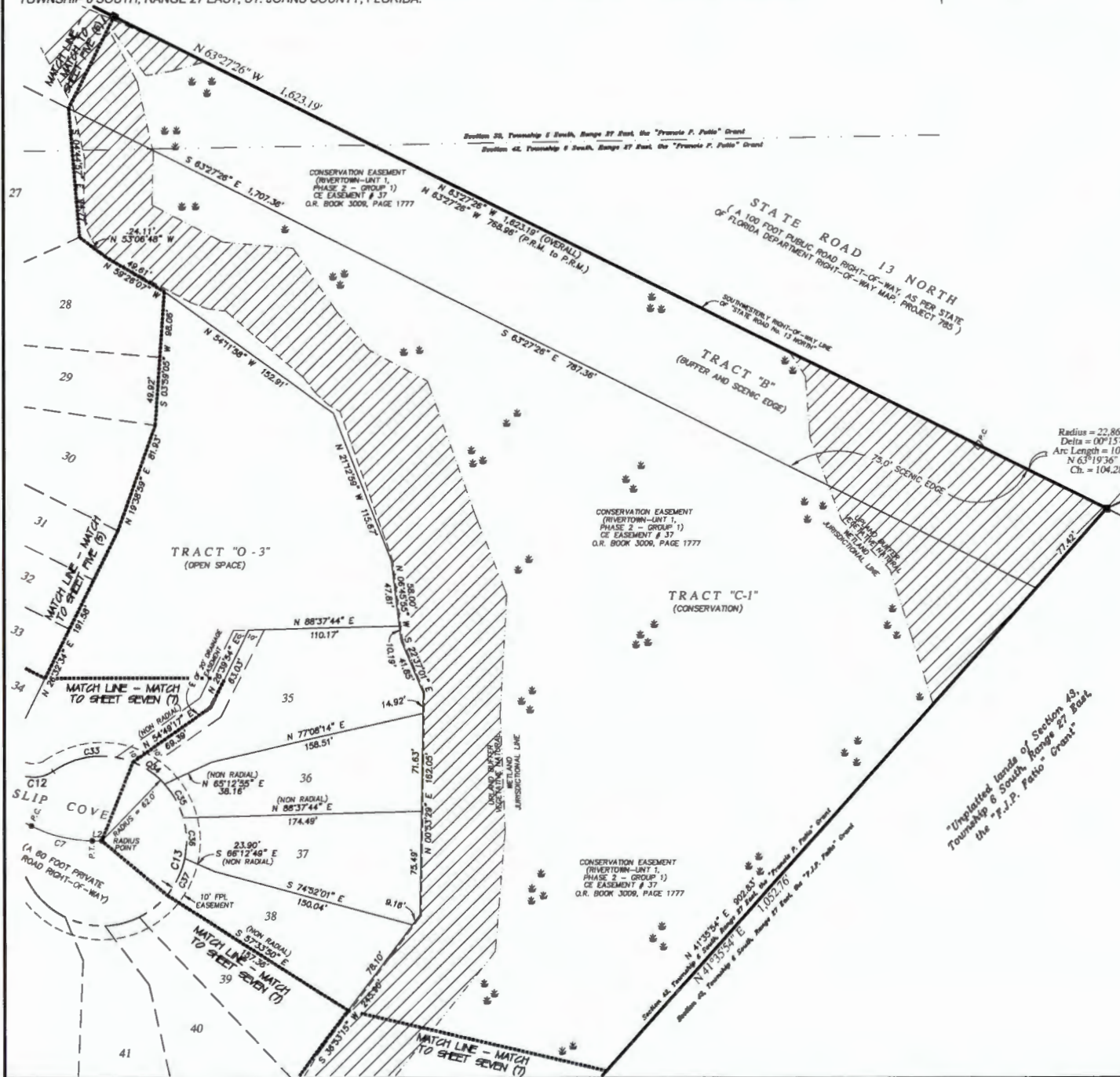
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	100.00'	26°32'34"	46.33'	S 76°43'43" E	45.91'

CURVE TABLE FOR PLAT RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	25.00'	61°37'57"	26.89'	N 85°43'43" E	25.61'
C13	62.00'	27°31'12"	302.47'	N 14°40'32" E	60.10'

CURVE TABLE FOR PLAT LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	62.00'	56°48'45"	61.48'	S 83°19'19" W	58.99'
C34	62.00'	26°08'42"	28.29'	N 55°11'58" W	28.05'
C35	62.00'	26°08'42"	28.29'	N 29°03'16" W	28.05'
C36	62.00'	27°51'06"	30.14'	N 02°03'21" W	29.84'
C37	62.00'	27°51'06"	30.14'	N 25°47'44" E	29.84'



Radius = 22,868.28'  
Delta = 00°15'41"  
Arc Length = 104.28'  
N 63°19'36" W  
Ch. = 104.28'

POINT OF BEGINNING  
N 63°19'36" W  
104.28'

THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT 785), WITH THE EASTERLY MONUMENTED LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE WESTERLY MONUMENTED LINE OF THE F.J.P. FATIO GRANT, SECTION 43, TOWNSHIP 6 SOUTH, RANGE 27 EAST)

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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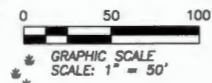
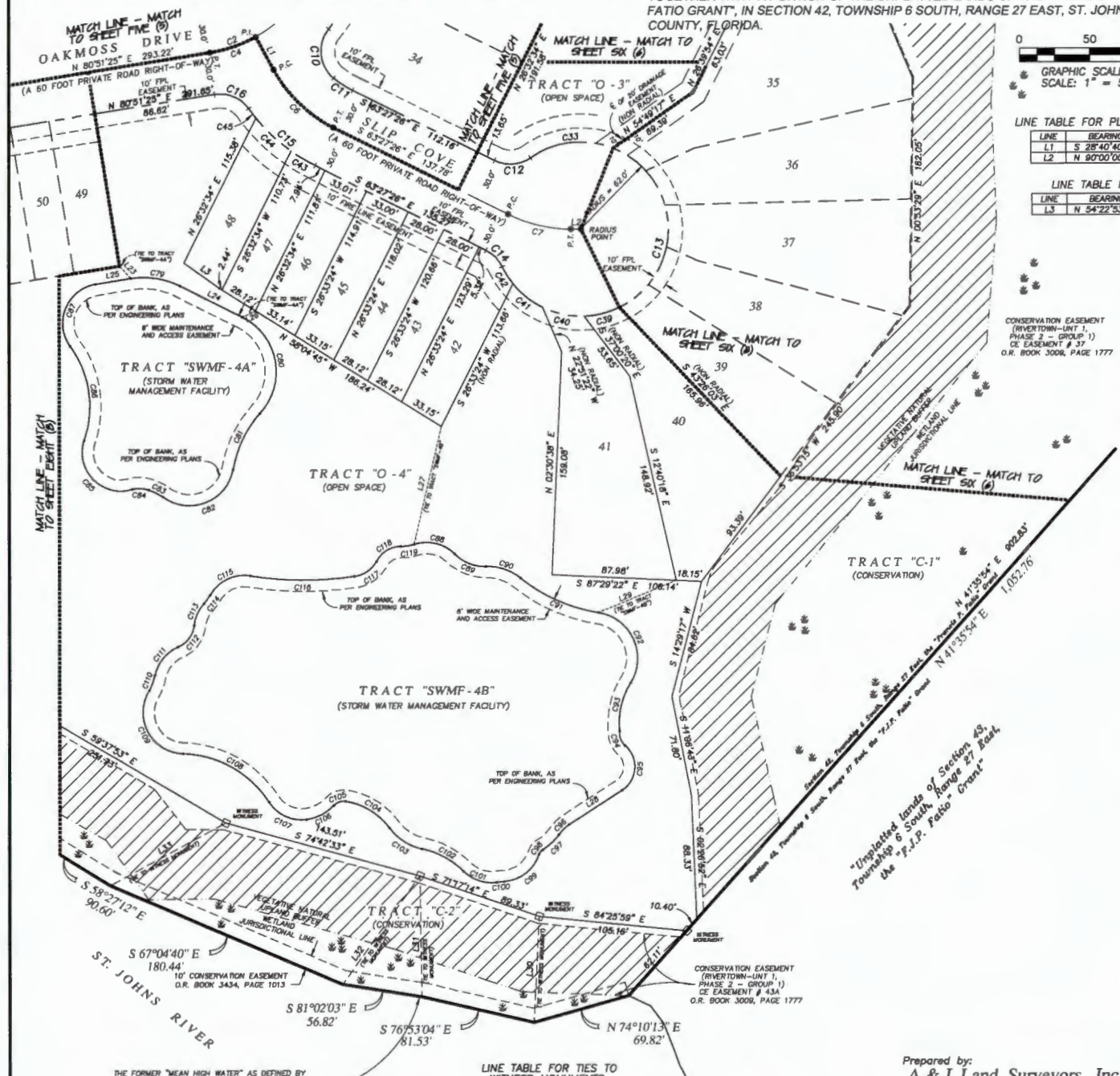
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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET SEVEN (7) of NINE (9) SHEETS

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



LINE TABLE FOR PLAT CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 28°40'40" E	26.79'
L2	N 80°00'00" E	6.98'

LINE TABLE FOR LOT DATA

LINE	BEARING	DISTANCE
L3	N 54°22'53" W	30.96'

LINE TABLE FOR TRACT SWMF 4A DATA

LINE	BEARING	DISTANCE
L23	S 42°44'59" E	12.01'
L24	N 63°27'26" W	49.38'
L25	S 60°51'29" W	23.51'
L26	N 69°28'14" E	10.53'

LINE TABLE FOR TRACT SWMF 4B DATA

LINE	BEARING	DISTANCE
L27	N 12°59'46" E	86.23'
L28	N 57°07'59" E	44.53'
L29	S 67°17'28" W	59.65'

CURVE TABLE FOR PLAT CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	100.00'	54°18'52"	94.80'	N 53°41'59" E	61.29'
C4	100.00'	19°51'11"	34.85'	N 70°59'50" E	34.48'
C6	100.00'	34°48'47"	60.70'	S 48°04'03" E	59.77'
C7	100.00'	26°32'34"	46.33'	S 76°43'43" E	45.91'

CURVE TABLE FOR PLAT RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	25.00'	89°28'16"	39.02'	S 05°40'12" E	35.18'
C11	70.00'	13°04'06"	15.97'	S 86°58'23" E	15.93'
C12	25.00'	61°37'37"	26.89'	N 85°43'45" E	25.61'
C13	62.00'	279°31'12"	302.47'	N 14°40'32" E	80.10'
C14	25.00'	37°53'35"	16.53'	N 43°30'59" W	16.23'
C15	130.00'	27°49'51"	63.13'	S 49°32'41" E	62.52'
C16	25.00'	63°30'40"	27.71'	N 67°23'15" W	26.31'

CURVE TABLE FOR PLAT LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	62.00'	56°48'45"	61.48'	S 83°19'19" W	58.99'
C39	62.00'	24°02'36"	26.02'	N 75°57'54" E	25.63'
C40	62.00'	27°55'45"	30.22'	S 78°02'55" E	29.92'
C41	62.00'	25°10'51"	27.24'	S 71°29'47" E	27.02'
C42	62.00'	13°20'00"	14.44'	S 32°14'11" E	14.41'
C43	130.00'	8°52'41"	20.14'	S 59°01'06" E	20.12'
C44	130.00'	15°12'45"	34.52'	S 46°58'23" E	34.41'
C45	130.00'	34°46'06"	8.47'	S 37°29'58" E	8.47'

CURVE TABLE FOR TRACT SWMF 4A DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C78	58.00'	35°19'58"	36.12'	N 81°18'01" W	35.54'
C80	43.36'	107°10'16"	81.11'	N 10°22'38" W	69.79'
C81	79.85'	32°14'29"	44.93'	S 25°33'43" E	44.34'
C82	31.79'	115°30'33"	64.10'	N 86°41'59" E	53.78'
C83	40.72'	19°38'40"	11.12'	N 63°26'10" W	11.08'
C84	22.00'	31°19'00"	12.02'	N 86°53'00" W	11.89'
C85	27.47'	125°48'56"	60.32'	S 44°40'13" E	48.91'
C86	73.21'	55°17'51"	70.66'	N 08°25'45" E	67.95'
C87	28.00'	116°32'28"	58.95'	S 22°35'11" W	47.63'

CURVE TABLE FOR TRACT SWMF 4B DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C88	28.00'	63°38'23"	31.10'	N 78°40'11" W	29.53'
C89	30.00'	46°29'54"	24.35'	S 68°05'58" E	23.88'
C90	38.00'	40°10'52"	26.65'	N 71°15'27" W	26.11'
C91	117.36'	29°47'16"	61.02'	S 66°03'39" E	60.33'
C92	33.00'	112°34'55"	64.84'	N 24°39'50" W	54.90'
C93	55.00'	37°37'29"	36.12'	S 12°48'53" W	35.47'
C94	12.17'	53°12'44"	11.31'	S 19°45'42" E	10.90'
C95	19.81'	106°53'21"	36.97'	N 03°51'56" E	31.83'
C96	31.21'	19°15'29"	10.49'	S 44°40'13" E	10.44'
C97	38.00'	23°58'06"	15.87'	N 47°00'25" E	15.78'
C98	5.83'	41°10'18"	4.19'	S 38°23'19" W	4.10'
C99	28.00'	67°50'06"	33.15'	N 51°43'12" E	31.25'
C100	89.24'	7°30'04"	5.45'	S 83°53'13" W	5.45'
C101	28.00'	57°52'10"	28.84'	S 71°29'40" E	24.93'
C102	58.64'	33°05'07"	33.86'	N 61°32'04" W	33.40'
C103	38.00'	42°07'16"	27.94'	S 57°01'00" E	27.31'
C104	47.41'	45°33'12"	37.70'	N 58°43'58" W	36.71'
C105	10.21'	49°57'00"	8.90'	S 89°00'45" W	8.82'
C106	34.45'	37°20'40"	22.45'	N 63°54'12" E	22.09'
C107	28.00'	63°50'06"	31.20'	S 65°06'17" E	29.81'
C108	75.82'	65°06'57"	72.94'	N 80°44'42" W	70.18'
C109	29.40'	120°53'06"	62.03'	S 28°01'56" E	51.15'
C110	38.00'	17°02'23"	11.30'	N 20°00'26" E	11.26'
C111	28.00'	55°43'58"	27.24'	S 39°21'14" W	26.18'
C112	19.00'	60°37'04"	20.10'	N 36°54'41" E	19.18'
C113	28.00'	35°34'02"	13.38'	S 24°23'10" W	12.10'
C114	32.83'	12°41'54"	7.28'	N 35°49'14" E	7.26'
C115	28.00'	69°25'55"	33.93'	S 84°11'14" W	31.89'
C116	250.38'	1°04'58"	74.65'	S 89°38'18" E	74.38'
C117	20.73'	54°32'32"	19.73'	N 56°12'34" E	19.00'
C118	19.43'	62°52'51"	21.33'	S 58°16'53" W	20.27'
C119	28.67'	18°05'50"	9.55'	N 81°03'32" E	9.51'

THE FORMER "MEAN HIGH WATER" AS DEFINED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AT AN ELEVATION OF 0.43, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS PER THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR TIDE INTERPOLATION POINT #485, NATIONAL TIDE DATUM EPOCH (NTDE) 1982-2001.

LINE TABLE FOR TIES TO WITNESS MONUMENTS

LINE	BEARING	DISTANCE
L30	S 02°49'50" W	75.79'
L31	S 00°58'23" E	85.87'
L32	N 35°22'29" E	94.43'
L33	N 61°38'18" E	93.71'

Prepared by:  
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NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

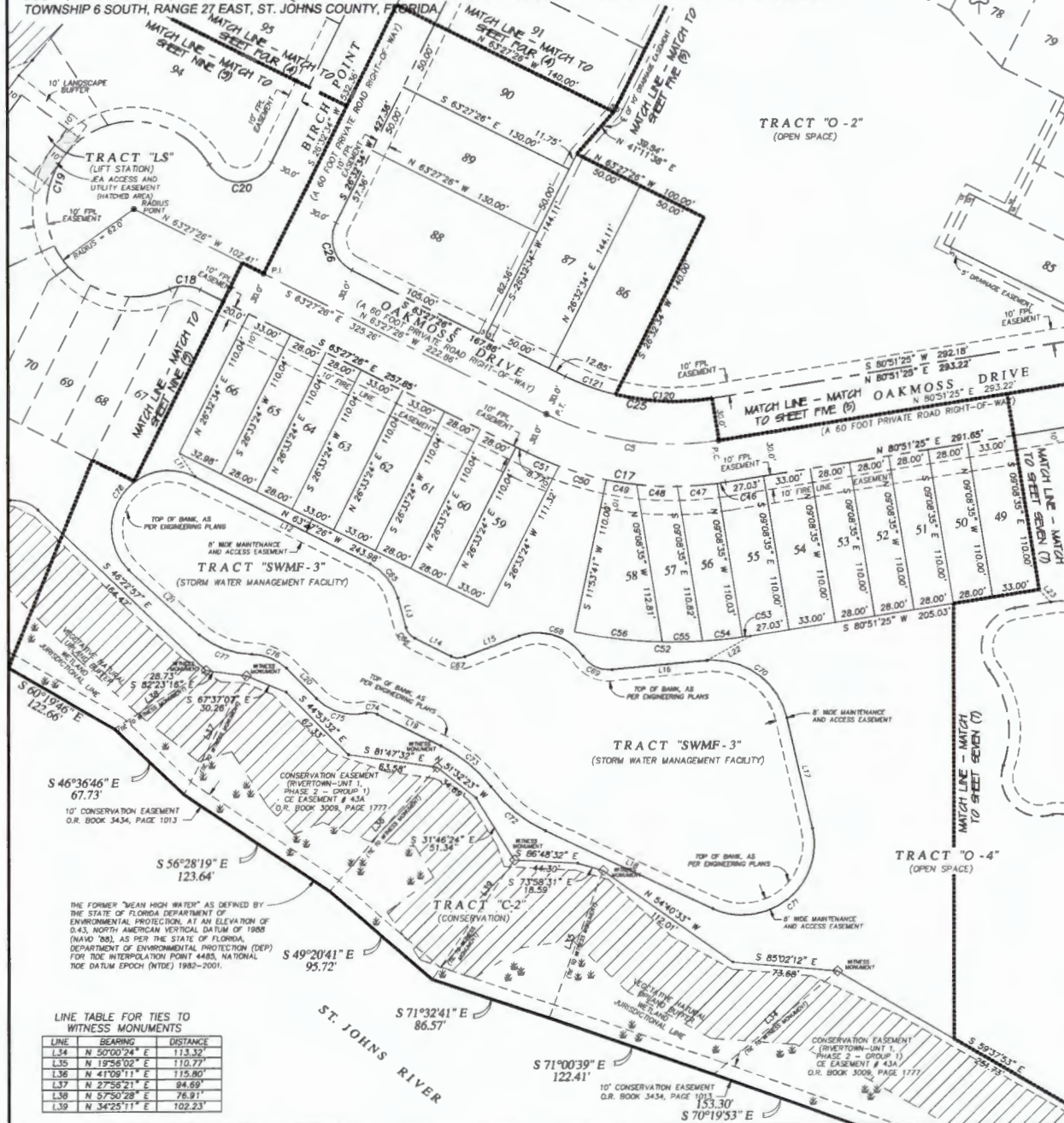
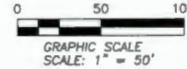
# RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET EIGHT (8) of NINE (9) SHEETS

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



LINE TABLE FOR TRACT SWMF-3 DATA

LINE	BEARING	DISTANCE
L11	S 33°28'30" E	19.94'
L12	S 63°27'26" E	138.46'
L13	S 15°03'03" E	21.55'
L14	S 63°27'26" E	28.48'
L15	N 69°05'27" E	40.73'
L16	N 84°29'43" E	67.29'
L17	S 12°55'06" E	80.15'
L18	N 64°56'55" W	129.82'
L19	N 63°27'26" W	50.12'
L20	N 44°53'32" W	29.95'
L21	N 47°26'55" W	67.89'
L22	N 60°40'16" E	35.25'

CURVE TABLE FOR PLAT CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	200.00'	35°41'08"	124.57'	S 81°18'01" E	122.58'

CURVE TABLE FOR PLAT RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	230.00'	35°41'08"	143.25'	S 81°18'01" E	140.95'
C18	25.00'	50°47'19"	22.16'	N 88°51'06" W	21.44'
C19	62.00'	26°34'21"	285.47'	S 17°35'25" W	92.29'
C20	25.00'	12°30'12"	53.68'	N 88°03'05" E	43.94'
C25	170.00'	35°41'08"	105.88'	S 81°18'01" E	104.18'
C26	25.00'	80°00'00"	39.27'	S 18°27'26" E	35.36'

CURVE TABLE FOR PLAT LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C46	230.00'	1°28'11"	5.97'	N 81°36'01" E	5.97'
C47	230.00'	7°02'22"	28.12'	N 85°50'47" E	28.11'
C48	230.00'	7°08'14"	28.65'	S 87°04'55" E	28.63'
C49	230.00'	5°24'29"	21.70'	S 80°48'33" E	21.70'
C50	230.00'	6°36'05"	34.53'	S 73°48'16" E	34.50'
C51	230.00'	6°02'47"	24.27'	S 66°28'50" E	24.26'
C52	340.00'	31°02'16"	124.84'	N 88°39'27" E	124.14'
C53	340.00'	1°00'20"	5.97'	N 81°21'35" E	5.97'
C54	340.00'	4°43'41"	28.06'	N 84°13'35" E	28.05'
C55	340.00'	4°46'03"	28.29'	N 88°58'27" E	28.28'
C56	340.00'	10°32'12"	62.53'	S 83°22'23" E	62.44'
C120	170.00'	3°30'53"	68.43'	S 87°36'28" E	67.93'
C121	170.00'	12°37'16"	37.45'	S 69°46'05" E	37.37'

CURVE TABLE FOR TRACT SWMF-3 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C65	38.00'	48°24'23"	32.10'	N 39°15'15" W	31.16'
C66	12.00'	48°24'53"	10.14'	S 39°15'20" E	9.84'
C67	11.99'	47°28'00"	9.94'	S 87°11'26" E	9.65'
C68	38.00'	76°43'46"	50.89'	N 72°32'40" W	47.17'
C69	22.00'	61°19'31"	23.55'	S 64°50'32" E	22.44'
C70	52.33'	82°19'41"	75.19'	N 54°04'56" W	68.88'
C71	50.00'	127°58'11"	111.67'	N 51°04'00" E	89.67'
C72	100.43'	28°33'51"	49.78'	S 60°54'43" E	49.28'
C73	96.88'	27°15'11"	46.08'	N 50°35'58" W	45.65'
C74	12.00'	38°07'03"	8.19'	N 83°00'58" W	8.03'
C75	38.00'	57°40'58"	36.26'	S 73°44'00" E	36.66'
C76	35.43'	43°35'36"	26.98'	N 67°42'13" W	26.34'
C77	60.69'	37°53'54"	40.34'	S 69°44'04" E	39.61'
C78	41.00'	161°50'45"	115.81'	S 35°37'11" W	80.92'

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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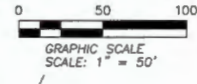
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LINE TABLE FOR TIES TO WITNESS MONUMENTS

LINE	BEARING	DISTANCE
L34	N 50°00'24" E	113.32'
L35	N 19°58'02" E	110.77'
L36	N 41°09'11" E	115.80'
L37	N 27°56'21" E	94.69'
L38	N 67°50'28" E	76.81'
L39	N 34°25'11" E	102.23'

# RIVERTOWN SHORES - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET NINE (9) of NINE (9) SHEETS

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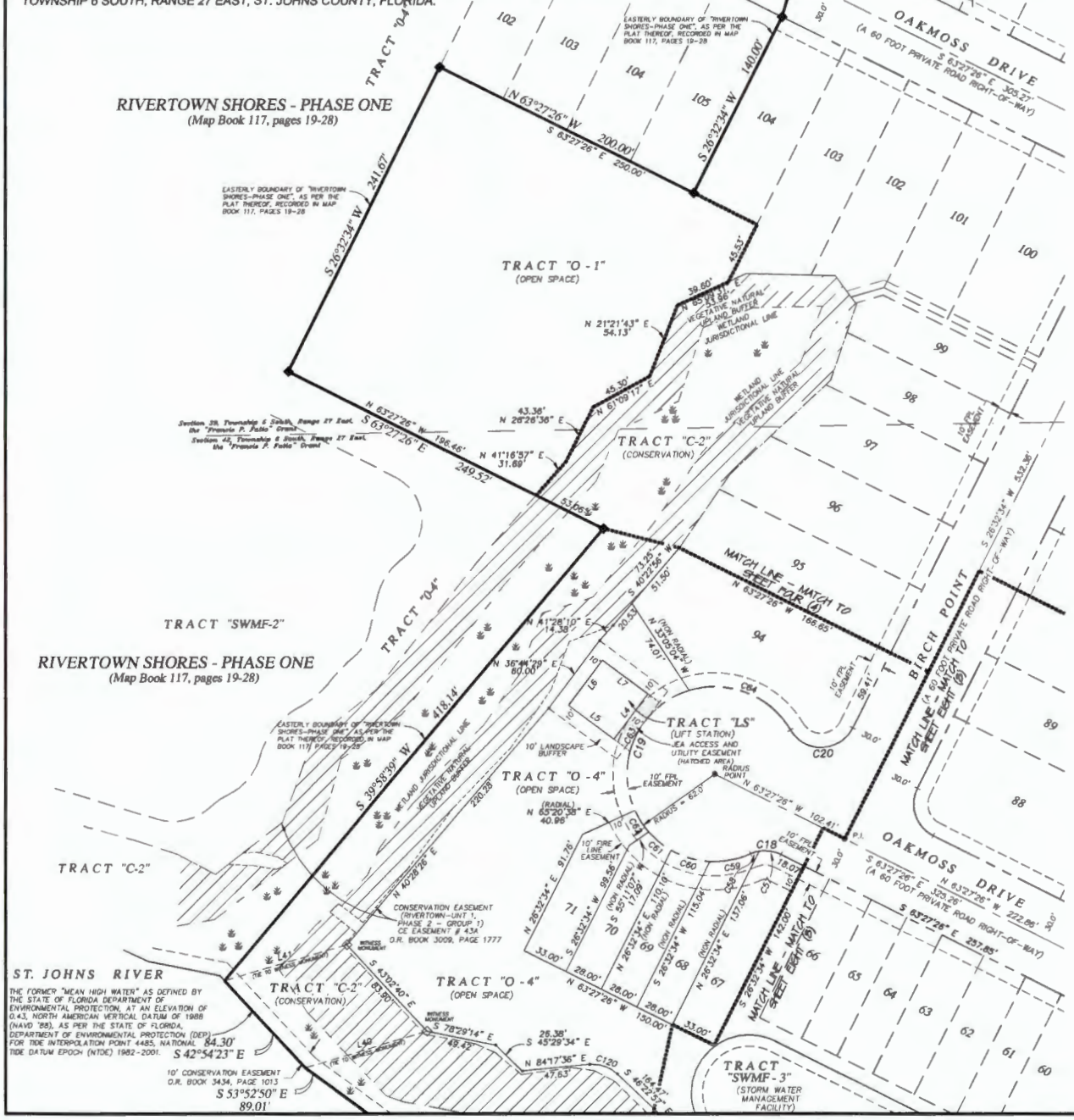
RIVERTOWN SHORES - PHASE ONE  
(Map Book 117, pages 19-28)

EASTERLY BOUNDARY OF "RIVERTOWN SHORES-PHASE ONE", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 117, PAGES 19-28

Section 39, Township 5 South, Range 27 East, the "Francis P. Fatio" Grant  
Section 42, Township 6 South, Range 27 East, the "Francis P. Fatio" Grant

RIVERTOWN SHORES - PHASE ONE  
(Map Book 117, pages 19-28)

ST. JOHNS RIVER  
THE FORMER "MEAN HIGH WATER" AS DEFINED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AT AN ELEVATION OF 0.43, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), AS PER THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR TIDE INTERPOLATION POINT 4485, NATIONAL TIDE DATUM EPOCH (NTDC) 1982-2001.  
S 42°54'23" E  
89.01'



CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	25.00'	50°47'19"	22.16'	N 88°51'06" W	21.44'
C19	62.00'	26°48'21"	285.47'	S 17°39'25" W	92.29'
C20	25.00'	12°01'02"	53.68'	N 88°03'05" E	43.94'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C57	25.00'	36°39'31"	16.00'	N 81°47'12" W	15.72'
C58	25.00'	14°07'48"	6.17'	S 72°49'06" W	6.15'
C59	62.00'	27°31'47"	29.79'	N 79°31'08" E	29.50'
C60	62.00'	26°30'39"	28.69'	S 73°27'39" E	28.43'
C61	62.00'	18°50'52"	20.40'	S 50°46'54" E	20.30'
C62	62.00'	16°42'06"	18.07'	S 33°00'25" E	18.01'
C63	62.00'	97°39'16"	105.07'	S 24°10'18" W	93.34'
C64	62.00'	76°33'41"	82.85'	N 68°43'15" W	76.82'
C120	25.00'	49°19'27"	21.52'	N 71°02'41" W	20.86'

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L4	S 36°44'29" W	40.00'
L5	N 53°15'31" W	40.00'
L6	N 36°44'29" E	40.00'
L7	S 53°15'31" E	40.00'

WITNESS MONUMENTS  
LINE TABLE FOR TIES TO

LINE	BEARING	DISTANCE
L40	N 73°21'33" E	90.63'
L41	S 73°38'42" W	90.63'

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