

**RESOLUTION NO. 2025- 1**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**RIVERTOWN PARCEL 37 - PHASE 1.**

**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 Rivertown Parcel 37 - Phase 1.

**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 \$876,884.42 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$654,455.86 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.

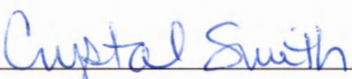
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 21<sup>st</sup> day of January, 2025.

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

Rendition Date JAN 21 2025

BY:   
Krista Joseph, Chair

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

  
Deputy Clerk



# Attachment 2

## Plat Map



# RIVERTOWN PARCEL 37 - PHASE 1

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

CAPTION  
RIVERTOWN PARCEL 37 -PHASE 1  
PARCEL "B" (CONTINUED)

LEGAL DESCRIPTION CONTINUED FROM SHEET ONE (1)

COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 710.76 FEET, THROUGH A CENTRAL ANGLE OF 12°36'34" TO THE LEFT, AN ARC DISTANCE OF 156.49 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHEASTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°51'0" EAST, 156.18 FEET;  
COURSE No. 5: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 930.00 FEET, THROUGH A CENTRAL ANGLE OF 14°51'40" TO THE RIGHT, AN ARC DISTANCE OF 241.25 FEET, TO A POINT ON THE ARC OF A CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°52'37" EAST, 240.58 FEET;  
RUN THENCE, SOUTH 49°41'59" EAST, DEPARTING FROM THE AFORESAID BOUNDARY OF TRACT "SWMF-3" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE -PARCEL 37 (MINOR COLLECTOR)"; A DISTANCE OF 88.84 FEET, TO A POINT; RUN THENCE, NORTH 53°44'28" EAST, A DISTANCE OF 165.40 FEET, TO A POINT ON THE ARC OF A CURVE LEADING SOUTHERLY, SAID POINT ALSO LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "CLAIBORNE LANE"; AS SHOWN ON THE PLAT OF "CLAIBORNE LANE -PARCEL 37 (MINOR COLLECTOR)"; RUN THENCE, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF "CLAIBORNE LANE"; THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 53°07'48" TO THE RIGHT, AN ARC DISTANCE OF 23.18 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°41'58" EAST, 22.36 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 36°15'52" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 91.14 FEET, TO THE MOST NORTHWESTERLY CORNER OF TRACT "D-5" (OPEN SPACE), SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY OF "CLAIBORNE LANE"; (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "CLAIBORNE LANE -PARCEL 37 (MINOR COLLECTOR)"); AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 933,271 SQUARE FEET, OR 21.42 ACRES, MORE OR LESS, IN AREA.

LESS AND EXCEPT TO  
RIVERTOWN PARCEL 37 -PHASE 1  
PARCEL "B"

LESS AND EXCEPT TRACT "SWMF-6" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE"; (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "CLAIBORNE LANE -PARCEL 37 (MINOR COLLECTOR)"); AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK PAGES THROUGH OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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 "RIVERTOWN BLUFFS (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, AND RUN THENCE, NORTH 69°56'09" 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°54'09" 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°01'33" TO THE RIGHT, AND ARC LENGTH OF 47.15 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'36" WEST 46.72 FEET;  
COURSE No. 3: RUN THENCE, SOUTH 34°55'08" 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 NORTHEASTERLY, AND HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 45°55'21" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 80.15 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°52'49" WEST 78.02 FEET;  
COURSE No. 5: RUN THENCE, SOUTH 80°50'29" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 64.93 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 6: RUN THENCE, NORTHWESTERLY, 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°54'05" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 78.59 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°22'28" WEST 72.86 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°53'58" 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°51'33" EAST 62.28 FEET;  
COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 497.68 FEET, THROUGH A CENTRAL ANGLE OF 22°42'09" TO THE LEFT, AND HAVING AN ARC LENGTH OF 197.20 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE, CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°52'22" EAST 195.91 FEET;  
COURSE No. 10: CONTINUE THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,190.76 FEET, THROUGH A CENTRAL ANGLE OF 03°36'52" TO THE LEFT, AND HAVING AN ARC LENGTH OF 75.12 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°59'59" EAST 73.10 FEET;  
COURSE No. 11: RUN THENCE, NORTH 34°45'43" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 17.90 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 88°08'56" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 73.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°24'22" EAST 66.78 FEET;  
COURSE No. 13: RUN THENCE, SOUTH 57°31'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 35.44 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 58.00 FEET, THROUGH A CENTRAL ANGLE OF 65°29'13" TO THE RIGHT, AND HAVING AN ARC LENGTH OF 66.22 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°48'52" EAST 62.89 FEET.

THE LANDS THIS DESCRIBED CONTAINS 81,162 SQUARE FEET, OR 1.86 ACRES, MORE OR LESS, IN AREA.  
TOTAL AGGREGATE ACREAGE OF THIS PLAT IS 1,821,273 SQUARE FEET OR 41.81 ACRES, MORE OR LESS, IN AREA.

## NOTARY FOR MATTAMY JACKSONVILLE LLC A DELAWARE LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ON LINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

Name \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
My Commission Number Is \_\_\_\_\_

Personally known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

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

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

SHEET TWO (2) of THIRTEEN (13) SHEETS

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

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "RIVERTOWN PARCEL 37 -PHASE 1", 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 "WAGONBROOK WAY", "BLACK HORSE WAY", AND "SIR BARTON DRIVE" ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACTS "C-1", "D-2", "D-3", "D-4", "D-5", "D-6", "D-7", "D-8", "D-9", "D-10" AND "D-11" (OPEN SPACE), TRACT "R" (RECREATION), AND TRACTS "C-1", AND "C-2" (CONSERVATION) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD III"), IN FEE SIMPLE, EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE CDD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS 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, OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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

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

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

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITES, 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. 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 WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

THESE EASEMENTS DESIGNATED AS "JEA ACCESS & UTILITY EASEMENT" 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.

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

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

### MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS \_\_\_\_\_

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

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

WITNESS \_\_\_\_\_

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

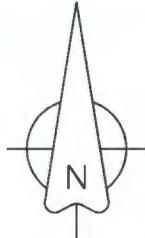
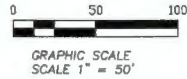


# RIVERTOWN PARCEL 37 - PHASE 1

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  
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"



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

SHEET FOUR (4) of THIRTEEN (13) SHEETS

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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	1950.00'	53°2'26"	189.70'	N 85°37'35" E	189.63'
C14	15.00'	81°05'11"	23.85'	N 17°7'46" E	21.41'
C15	15.00'	89°50'21"	23.92'	S 73°10'00" E	21.18'
C18	53.16'	109°09'44"	101.22'	N 29°52'13" W	86.65'
C17	98.04'	45°7'48"	77.50'	N 02°03'45" E	75.50'
C16	106.18'	57°01'41"	105.68'	N 07°55'41" E	101.37'
C19	152.70'	25°07'18"	66.95'	N 23°52'53" E	66.42'
C20	85.00'	106°35'51"	176.75'	N 64°37'10" E	152.34'
C21	40.00'	85°06'19"	59.41'	S 18°31'45" E	54.10'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	180.00'	45°20'45"	142.46'	N 50°45'33" W	136.77'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	210.00'	45°20'45"	166.20'	N 50°45'33" W	161.90'
C40	150.00'	45°20'45"	118.72'	N 50°45'33" W	115.64'

NORTHWESTERLY BOUNDARY OF TRACT "O-2" (OPEN SPACE), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C44	210.00'	26°33'20"	95.50'	N 41°06'51" W	84.65'
C45	210.00'	197°22'55"	70.20'	N 63°47'13" W	70.37'
C46	355.00'	143°04'29"	90.51'	N 66°07'42" W	90.26'

LINE TABLE FOR WETLAND LINE

LINE	BEARING	DISTANCE
L118	N 39°11'56" E	26.81'
L119	N 63°19'47" W	112.10'
L120	N 86°07'57" W	59.83'
L121	S 59°50'47" W	83.17'
L122	N 01°32'36" W	10.90'
L123	S 52°16'42" W	47.61'
L124	S 10°57'17" W	54.00'
L125	S 21°32'37" W	40.08'
L126	S 78°48'05" W	42.91'
L127	S 57°08'56" W	62.02'
L128	N 81°3'48" W	27.92'
L129	N 12°05'27" W	30.46'
L130	N 33°21'00" E	46.53'
L131	N 64°44'23" W	46.60'
L132	N 86°44'11" W	38.37'
L133	N 66°03'12" W	28.02'
L134	S 71°51'51" W	86.99'
L135	N 87°04'00" W	15.93'
L136	S 46°19'21" W	58.91'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L11	N 82°08'18" E	80.00'
L12	N 61°54'49" E	47.61'
L13	N 28°05'11" W	18.52'
L14	N 11°18'14" E	20.57'
L15	S 62°04'55" E	99.64'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L28	N 28°05'11" W	3.20'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L28	S 62°08'18" W	30.00'
L29	S 62°08'18" W	30.00'
L30	S 28°05'11" E	3.33'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L299	N 69°28'02" E	85.83'
L300	N 69°28'02" E	84.87'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L37	S 64°00'22" E	54.10'
L38	S 39°11'56" E	38.01'
L39	N 62°04'57" W	101.15'
L40	N 88°07'49" W	47.45'
L41	S 61°21'19" W	83.79'
L42	S 66°42'56" W	22.98'
L43	S 09°38'32" W	46.15'
L44	S 25°17'00" W	53.22'
L45	S 73°41'13" W	50.16'
L46	S 58°08'55" W	65.02'
L47	N 81°51'56" E	43.77'
L48	N 46°28'28" W	15.82'
L49	S 09°31'26" E	46.54'
L50	N 14°46'20" E	25.93'
L51	N 82°14'59" W	44.40'
L52	N 67°34'35" W	22.98'
L53	S 73°32'40" W	88.17'
L54	S 52°49'37" W	64.74'

TRACT "SWMF-4" (STORM WATER MANAGEMENT FACILITY) (NOT A PART OF THIS PLAT)

TRACT "O-3" (OPEN SPACE)

TRACT "O-2" (OPEN SPACE)

CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR) (Map Book \_\_, pages \_\_ - \_\_)

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

TRACT "O-1" (OPEN SPACE)

TRACT "C-1" (CONSERVATION)

TRACT "O-2" (OPEN SPACE)

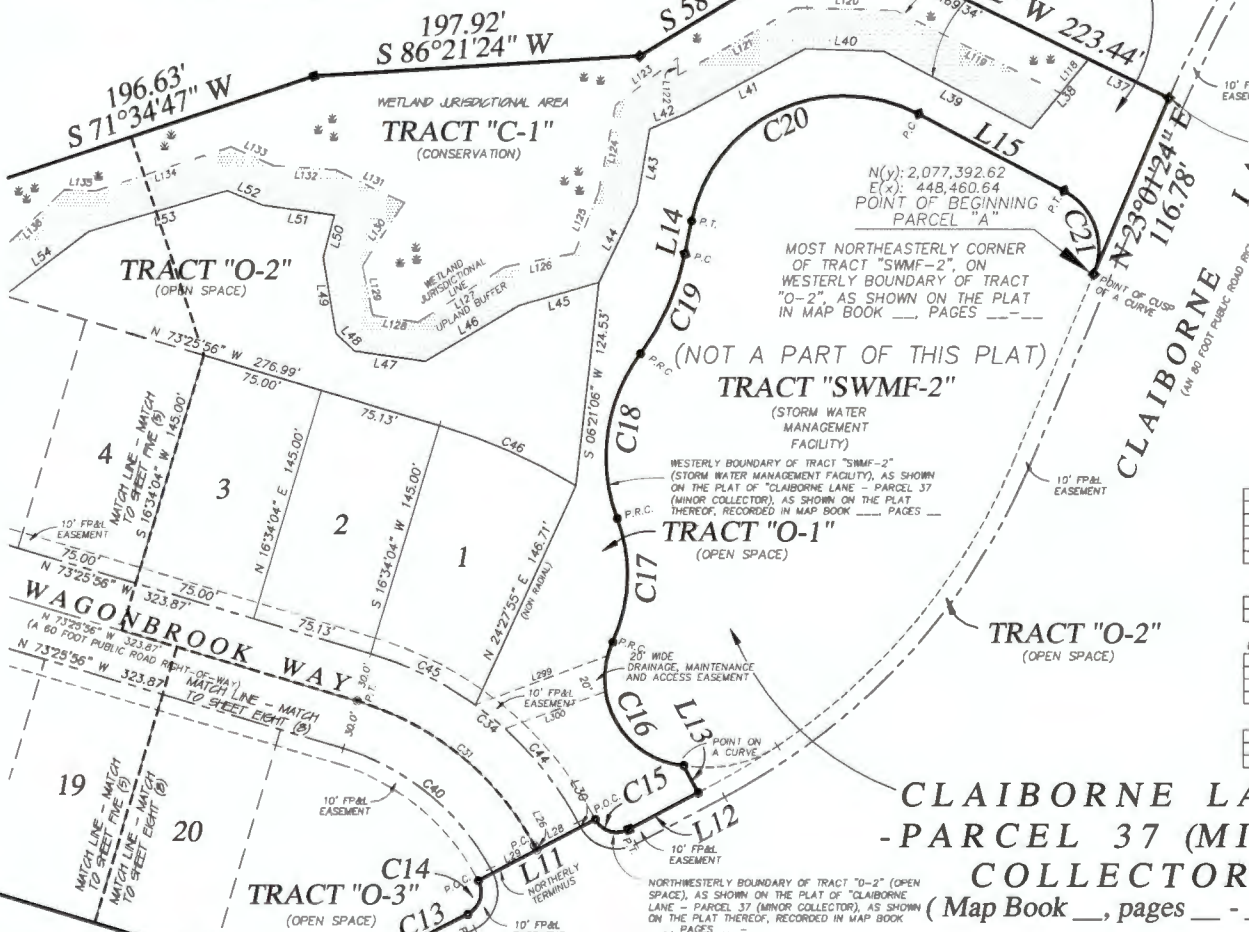
TRACT "O-1" (OPEN SPACE)

MOST NORTHEASTERLY CORNER OF TRACT "SWMF-2", ON WESTERLY BOUNDARY OF TRACT "O-2", AS SHOWN ON THE PLAT IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

N(y): 2,077,392.62  
E(x): 448,460.64  
POINT OF BEGINNING PARCEL "A"

WESTERLY BOUNDARY OF TRACT "SWMF-2" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

NORTHWESTERLY BOUNDARY OF TRACT "O-2" (OPEN SPACE), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_



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

# RIVERTOWN PARCEL 37 - PHASE 1

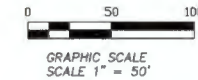
A PARCEL OF LAND, BEING A PORTION OF THE 'FRANCIS P. FATIO GRANT', SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

ADJOINING LAND OWNER:  
MATTAMY JACKSONVILLE LLC  
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"

LINE TABLE FOR WETLAND LINE

LINE	BEARING	DISTANCE
L132	N 86°14'11" W	38.37'
L133	N 66°03'12" W	28.02'
L134	S 71°51'51" W	86.99'
L135	N 87°04'02" W	18.93'
L136	S 46°19'21" W	58.91'
L137	N 57°07'15" W	62.21'
L138	N 66°45'34" W	58.58'
L139	N 68°36'51" W	58.47'
L140	N 79°13'26" W	57.15'
L141	N 62°28'11" W	46.51'
L142	N 56°55'37" W	79.62'
L143	S 77°17'54" W	72.04'
L144	S 61°24'51" W	51.09'
L145	S 41°16'12" W	34.88'
L146	S 04°50'13" W	36.71'
L147	N 59°15'09" W	23.06'
L148	S 87°07'49" W	20.94'
L149	S 69°59'54" W	71.30'
L150	S 48°09'39" W	68.39'



ADJOINING 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"

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

SHEET FIVE (5) of THIRTEEN (13) SHEETS

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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	58.00'	94°55'10"	96.09'	N 42°32'25" E	65.47'
C9	193.42'	22°18'23"	77.64'	N 77°42'12" E	77.15'
C10	314.87'	25°58'37"	142.76'	N 78°13'28" E	141.54'
C11	297.52'	18°44'28"	97.32'	S 81°34'44" E	96.89'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	480.97'	32°15'27"	276.41'	N 89°33'39" W	272.78'
C33	100.00'	15°55'17"	27.79'	N 82°16'16" E	27.70'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	520.97'	30°00'25"	272.84'	N 88°28'03" W	269.74'
C36	25.00'	58°01'50"	25.32'	S 49°25'26" E	24.25'
C37	62.00'	280°28'39"	303.51'	S 05°38'50" E	79.31'
C38	25.00'	40°27'49"	17.66'	N 54°20'44" W	17.29'
C39	460.97'	31°59'25"	287.38'	N 89°25'39" W	254.05'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C41	665.97'	1°35'44"	181.71'	N 80°23'18" W	181.31'
C42	207.00'	139°20'04"	503.39'	S 30°51'38" W	388.20'
C43	199.57'	33°46'24"	117.64'	S 74°15'24" E	115.94'
C47	520.97'	5°58'12"	51.27'	N 78°15'05" W	51.25'
C48	665.97'	4°59'42"	65.81'	N 76°15'63" W	65.78'
C49	520.97'	8°14'58"	75.00'	N 83°11'41" W	74.94'
C50	665.97'	8°15'01"	95.80'	N 83°13'09" W	95.81'
C51	520.97'	8°15'11"	75.04'	S 88°33'15" W	74.98'
C52	520.97'	7°52'01"	71.53'	S 89°29'35" W	71.48'
C53	25.00'	28°25'56"	12.62'	S 88°28'23" E	12.49'
C54	25.00'	29°25'54"	12.70'	S 59°57'28" E	12.56'
C55	62.00'	61°50'47"	66.82'	N 78°18'55" W	63.72'
C56	207.00'	27°46'59"	100.38'	S 86°38'11" W	99.40'
C57	62.00'	85°46'32"	60.36'	S 44°51'28" W	58.00'
C58	207.00'	55°46'32"	201.51'	S 44°51'28" W	193.65'
C59	62.00'	55°46'32"	60.36'	S 10°55'07" E	58.00'
C60	207.00'	55°46'32"	201.51'	S 10°55'07" E	193.65'
C61	62.00'	18°33'49"	20.09'	S 48°05'17" E	20.00'
C62	62.00'	52°46'29"	57.11'	S 83°35'26" E	55.11'
C63	199.42'	7°25'09"	25.82'	N 85°08'49" E	25.80'
C64	62.00'	35°44'29"	38.68'	N 51°58'05" E	38.05'
C65	199.42'	14°53'14"	51.82'	N 73°59'38" E	51.67'
C66	460.97'	4°25'12"	35.56'	S 78°41'75" W	35.53'
C67	314.87'	9°05'39"	49.88'	S 69°46'58" W	49.92'
C68	460.97'	11°52'09"	95.49'	S 84°55'55" W	95.32'
C69	314.87'	12°27'59"	68.51'	S 80°33'47" W	68.38'
C70	460.97'	11°42'37"	84.21'	N 83°16'42" W	84.05'
C71	314.87'	4°24'59"	24.27'	S 89°00'17" W	24.28'
C72	297.52'	8°36'13"	44.88'	N 86°38'52" W	44.63'
C73	460.97'	3°59'27"	32.11'	N 75°25'40" W	32.10'
C74	297.52'	10°08'16"	52.64'	N 77°16'37" W	52.57'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C207	62.00'	02°20'58"	2.94'	N58°33'41" W	2.54'
C208	62.00'	23°19'45"	25.17'	S48°05'17" E	25.00'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L32	N 57°22'12" W	3.91'
L34	N 73°25'56" W	23.74'
L35	N 87°40'58" W	10.93'
L36	S 73°22'32" E	22.17'
L51	N 82°14'59" W	44.40'
L52	N 87°34'35" W	22.98'
L53	S 73°32'40" W	88.17'
L54	S 52°49'37" W	64.74'
L55	N 73°25'56" W	78.90'
L56	S 57°27'40" W	51.98'
L57	N 87°33'28" W	51.27'
L58	N 68°07'47" W	62.22'
L59	N 79°13'27" W	55.34'
L60	N 82°54'23" W	52.39'
L61	N 56°41'06" W	69.44'
L62	S 77°12'16" W	58.35'
L63	S 61°24'33" W	43.18'
L64	S 41°18'41" W	22.19'
L65	S 08°21'28" W	37.86'
L66	S 49°57'43" W	19.76'
L67	N 88°41'26" W	15.29'
L68	N 66°29'52" W	24.52'
L69	S 71°07'18" W	67.25'
L70	S 50°32'08" W	72.96'

LINE TABLE FOR CENTERLINE DATA

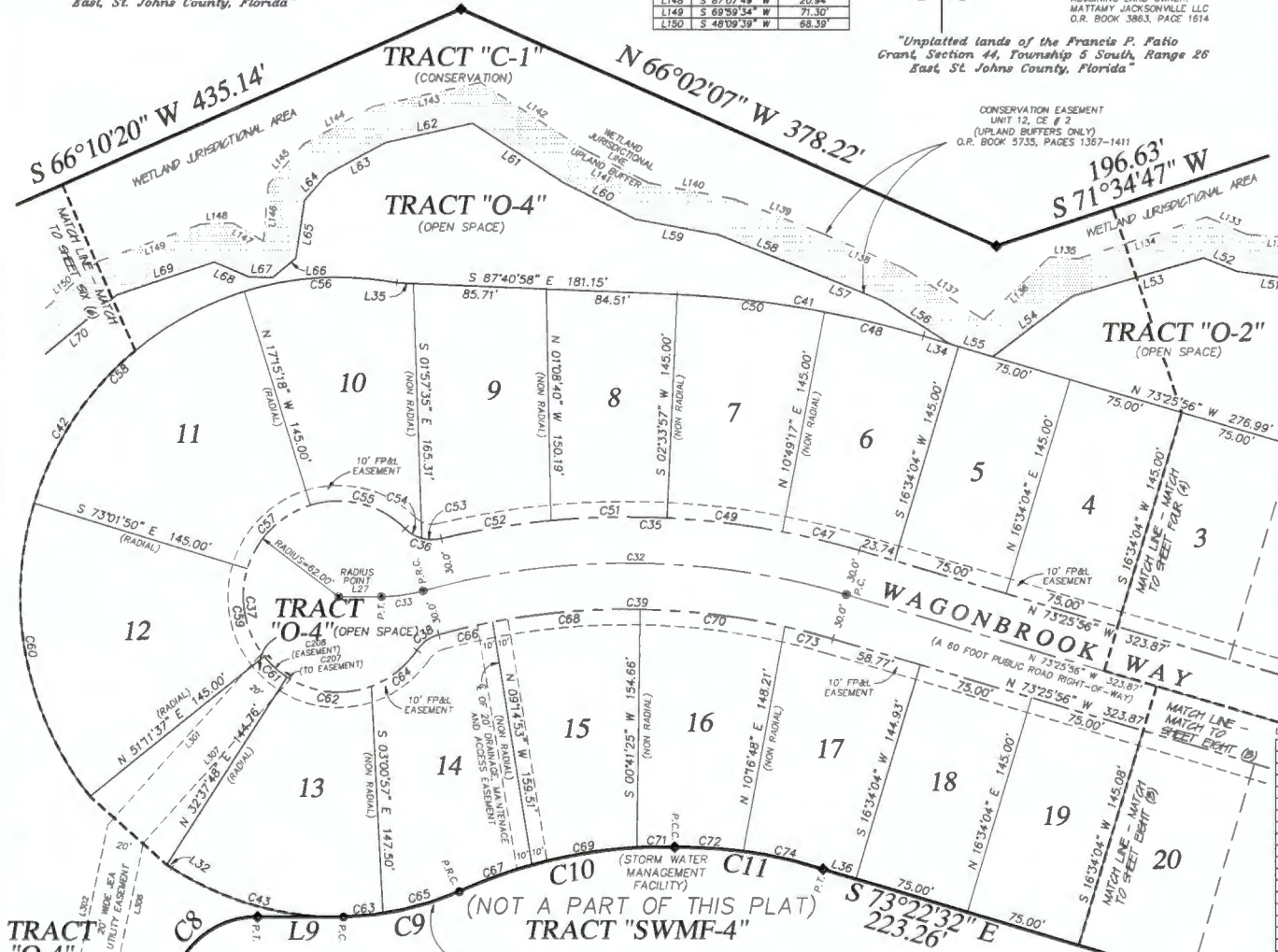
LINE	BEARING	DISTANCE
L27	N 89°46'05" W	27.75'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L301	S 41°54'47" W	148.42'
L302	N 11°49'39" E	298.48'
L306	N 11°49'39" E	281.82'
L307	S 41°54'47" W	142.70'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L9	N 90°00'00" E	55.81'



TRACT "O-4" (OPEN SPACE)  
Prepared by  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

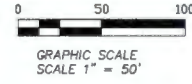
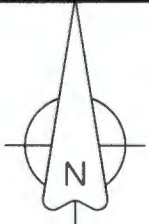
NORTHERLY BOUNDARY OF "SWMF-4" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAREBBINE LANE - PARCEL 37 (MINOR COLLECTOR), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_, PAGES \_\_\_\_\_



# RIVERTOWN PARCEL 37 - PHASE 1

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

"Unplatted lands of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 28 East, St. Johns County, Florida"



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

SHEET SIX (6) of THIRTEEN (13) SHEETS  
 SEE SHEET THREE (3) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS, PLAT TITLE LETTER COMMENTS and FOR KEY MAP

CONSERVATION EASEMENT UNIT 12, CE # 5 (WETLANDS ONLY) O.R. BOOK 5735, PAGES 1367-1411

CONSERVATION EASEMENT UNIT 12, CE # 1 (UPLAND BUFFERS ONLY) O.R. BOOK 5735, PAGES 1367-1411

"Unplatted lands of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 28 East, St. Johns County, Florida"

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

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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	125°22'	61.05'	S 54°47'10" W	60.82'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C115	300.00'	56°14'15"	283.59'	N 33°13'43" E	282.01'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C76	330.00'	44°01'54"	253.57'	N 39°15'04" E	247.36'
C77	25.00'	46°05'20"	20.11'	S 40°16'56" W	19.57'
C78	62.00'	28°09'50"	304.24'	N 77°15'09" W	78.74'
C79	25.00'	57°05'54"	24.91'	N 09°17'50" W	23.69'
C80	270.00'	42°02'10"	187.83'	N 40°15'56" E	193.53'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	207.00'	139°20'04"	503.39'	S 30°51'39" W	388.20'
C82	200.00'	152°31'9"	53.72'	S 33°23'35" W	53.55'
C83	197.00'	41°16'04"	141.89'	N 20°27'12" E	136.84'
C84	197.00'	196°46'49"	676.59'	S 77°10'11" W	389.78'
C87	330.00'	374°29'1"	21.82'	S 18°07'57" E	21.52'
C98	200.00'	4°20'52"	15.18'	S 38°54'48" W	15.17'
C99	62.00'	35°48'20"	38.75'	N 45°25'27" E	38.12'
C100	197.00'	18°01'13"	61.86'	N 32°04'38" E	61.70'
C101	62.00'	53°18'26"	52.60'	N 00°52'04" E	55.83'
C102	197.00'	23°14'51"	79.93'	N 11°06'56" E	79.38'
C103	197.00'	21°20'44"	73.39'	N 15°06'46" W	72.97'
C104	62.00'	51°01'05"	55.21'	N 51°17'41" W	53.40'
C105	197.00'	51°01'05"	175.42'	N 51°17'41" W	169.68'
C106	62.00'	51°01'15"	55.21'	S 77°41'09" W	53.32'
C107	197.00'	51°01'15"	175.43'	S 77°41'09" W	169.69'
C108	62.00'	51°01'05"	55.21'	S 26°39'59" W	53.40'
C109	197.00'	51°01'05"	175.42'	S 26°39'59" W	169.68'
C110	62.00'	38°59'20"	42.19'	S 18°20'14" E	41.38'
C111	197.00'	22°22'42"	76.94'	S 10°10'54" E	76.45'
C112	270.00'	2°48'47"	13.26'	N 20°40'04" E	13.25'
C113	270.00'	26°14'01"	123.62'	N 35°11'28" E	122.55'

LINE TABLE FOR EASEMENT DATA

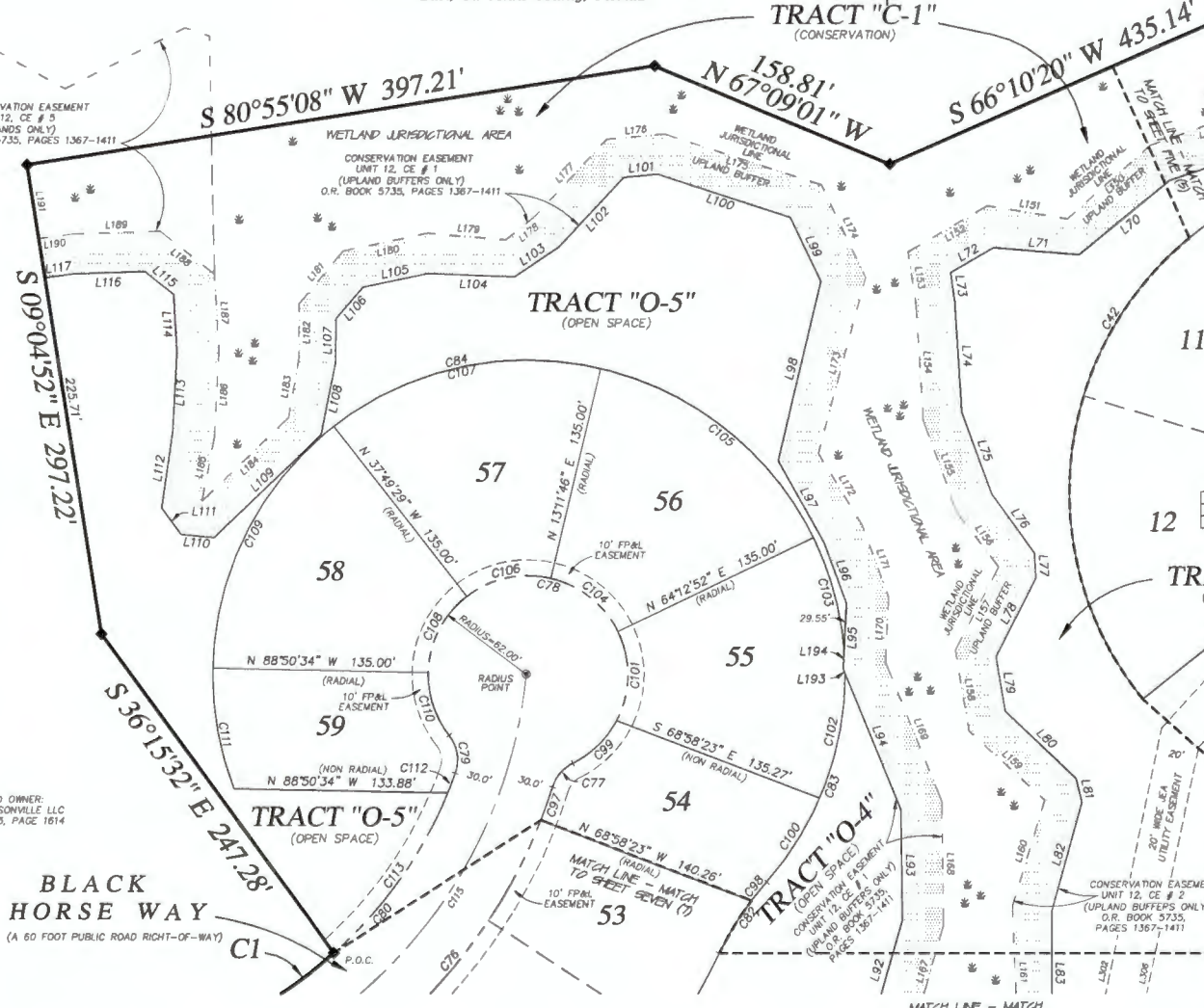
LINE	BEARING	DISTANCE
L306	N 11°49'59" E	281.82'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L69	S 71°10'18" W	67.25'
L70	S 50°32'08" W	72.96'
L71	N 85°10'50" W	53.14'
L72	S 59°42'46" W	31.33'
L73	S 06°14'59" E	17.70'
L74	S 03°36'13" E	69.99'
L75	S 20°03'25" E	54.27'
L76	S 35°29'53" E	45.52'
L77	S 03°16'47" E	16.03'
L78	S 26°42'22" W	50.05'
L79	S 09°28'38" E	34.22'
L80	S 46°59'54" E	60.88'
L81	S 14°03'02" W	15.32'
L82	S 15°29'47" W	71.01'
L83	S 00°11'37" E	63.01'
L84	N 16°00'54" E	61.99'
L85	N 00°52'14" W	69.20'
L86	N 22°15'10" W	64.76'
L87	N 02°50'43" E	41.32'
L88	N 20°10'47" W	40.20'
L89	N 28°56'16" W	58.83'
L90	N 13°19'41" E	115.39'
L91	N 25°17'35" W	44.39'
L92	N 71°54'33" W	86.38'
L93	N 84°55'49" W	21.84'
L94	S 42°50'12" W	59.13'
L95	S 55°21'44" W	33.42'
L96	N 87°40'48" W	53.02'
L97	S 78°08'30" W	41.98'
L98	S 40°08'07" W	26.12'
L99	S 00°36'43" W	27.62'
L100	S 11°37'09" W	45.87'
L101	S 46°10'42" W	92.91'
L102	N 84°33'48" W	20.91'
L103	N 36°30'13" W	20.34'
L104	N 08°08'17" E	48.29'
L105	N 02°56'14" E	49.72'
L106	N 03°25'44" W	36.08'
L107	N 51°24'04" W	22.67'
L108	S 87°36'51" W	45.27'
L109	S 82°43'50" W	17.94'
L110	N 22°15'10" W	3.10'
L111	N 02°50'43" E	11.72'

LINE TABLE FOR WETLAND LINE

LINE	BEARING	DISTANCE
L149	S 69°59'34" W	71.30'
L150	S 48°09'39" W	66.39'
L151	N 80°58'15" W	50.53'
L152	S 59°51'16" W	57.32'
L153	S 08°21'49" E	33.72'
L154	S 03°33'35" E	72.36'
L155	S 20°03'11" E	61.73'
L156	S 37°26'55" E	42.49'
L157	S 27°24'44" W	58.85'
L158	S 09°29'30" E	51.06'
L159	S 47°22'39" E	63.92'
L160	S 16°50'17" W	69.55'
L161	S 02°30'57" E	58.75'
L162	N 16°10'54" E	62.63'
L163	N 00°52'14" W	77.80'
L164	N 21°56'19" W	93.69'
L165	N 02°50'44" E	40.84'
L166	N 20°10'47" W	47.83'
L167	N 31°03'37" W	52.83'
L168	N 15°00'12" E	113.78'
L169	N 25°17'49" W	64.32'
L170	N 71°54'32" W	102.35'
L171	N 84°33'48" W	36.60'
L172	S 42°43'49" W	66.67'
L173	S 50°58'30" W	21.92'
L174	N 05°11'57" W	48.24'
L175	N 28°08'44" W	54.26'
L176	S 40°07'19" W	43.79'
L177	S 00°16'00" W	34.55'
L178	S 09°49'51" W	36.81'
L179	S 45°47'08" W	75.54'
L180	N 10°50'44" E	41.70'
L181	N 02°56'39" E	52.84'
L182	N 03°26'59" W	48.89'
L183	N 51°23'51" W	43.05'
L184	S 87°36'52" W	55.69'
L185	S 82°43'50" W	21.03'
L186	N 09°04'52" W	46.68'



**BLACK HORSE WAY**  
 (A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY)

MATCH LINE - MATCH TO SHEET SEVEN (7)

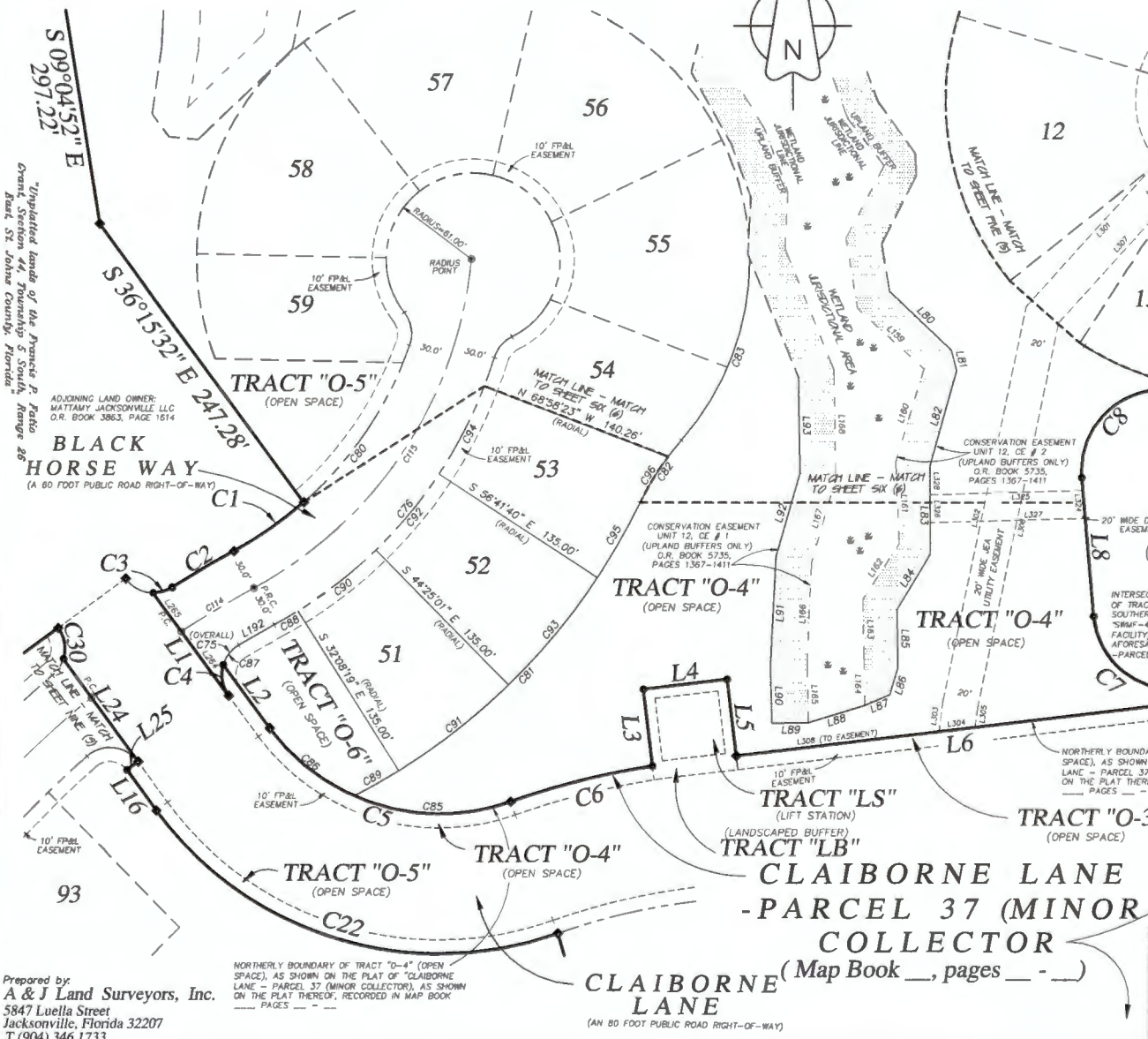
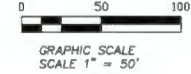
MATCH LINE - MATCH TO SHEET SEVEN (7)

# RIVERTOWN PARCEL 37 - PHASE 1

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 SEVEN (7) of THIRTEEN (13) SHEETS

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



CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	125°22'	61.05'	S 54°42'10" W	60.92'
C2	795.00'	3°40'36"	31.02'	S 59°25'32" W	31.01'
C3	25.00'	331°126"	14.41'	S 74°05'56" W	14.21'
C4	25.00'	53°07'48"	23.18'	N 09°41'58" W	22.36'
C5	150.00'	73°23'54"	192.18'	S 72°57'29" E	179.28'
C6	350.00'	10°51'05"	104.16'	N 75°46'06" E	104.01'
C7	57.27'	91°51'57"	91.83'	N 50°51'08" W	82.30'
C8	58.00'	94°55'10"	96.09'	N 42°32'25" E	84.77'
C22	250.00'	73°23'54"	320.26'	S 72°57'29" E	298.81'
C30	25.00'	53°07'48"	23.18'	N 09°41'58" W	22.36'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C114	785.00'	4°31'33"	60.43'	S 59°00'04" W	60.41'
C115	300.00'	56°04'15"	293.59'	N 33°13'43" E	282.01'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C75	25.00'	95°15'10"	41.56'	S 11°22'03" W	36.84'
C76	330.00'	44°07'54"	283.37'	N 39°15'32" E	247.33'
C80	270.00'	42°00'10"	197.93'	N 40°15'46" E	193.53'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C81	468.00'	36°58'04"	297.32'	N 44°03'58" E	282.28'
C82	200.00'	152°31'18"	83.72'	S 33°23'35" W	83.55'
C83	197.00'	41°16'04"	141.89'	N 20°27'12" E	138.84'
C85	150.00'	43°30'02"	113.88'	S 87°54'26" E	111.17'
C86	150.00'	29°35'53"	78.27'	S 61°17'21" E	77.39'
C87	25.00'	42°07'22"	16.38'	S 37°55'27" W	15.89'
C88	330.00'	3°24'10"	19.60'	N 59°33'46" E	19.60'
C89	465.00'	4°28'19"	36.29'	N 60°05'50" E	36.29'
C90	330.00'	12°16'42"	70.72'	N 51°43'20" E	70.58'
C91	465.00'	12°16'42"	99.65'	N 51°43'20" E	99.46'
C92	330.00'	12°16'39"	70.71'	N 39°26'39" E	70.58'
C93	465.00'	12°16'39"	99.64'	N 39°26'39" E	99.45'
C94	330.00'	12°16'42"	70.72'	N 27°09'59" E	70.58'
C95	465.00'	7°26'24"	61.73'	N 29°10'08" E	61.69'
C96	200.00'	11°02'27"	38.54'	S 31°17'08" W	38.48'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L192	N 60°07'44" E	29.12'
L204	S 36°15'32" E	26.84'
L265	S 36°15'32" E	34.20'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L81	S 15°28'47" W	71.01'
L82	S 15°28'47" W	71.01'
L83	S 00°11'37" E	63.01'
L84	S 30°50'09" W	45.84'
L85	S 00°45'29" E	41.61'
L86	S 16°18'05" W	20.35'
L87	S 89°43'51" W	19.70'
L88	S 73°02'57" W	41.65'
L89	S 88°39'24" W	26.05'
L90	N 01°27'16" W	40.30'
L91	N 02°50'02" E	79.15'
L92	N 16°00'54" E	62.83'
L93	N 00°52'14" W	69.20'

LINE TABLE FOR WETLAND LINE

LINE	BEARING	DISTANCE
L159	S 47°22'59" E	63.52'
L160	S 16°50'17" W	63.55'
L161	S 02°30'57" E	58.75'
L162	S 33°02'10" W	47.49'
L163	S 01°02'53" E	42.83'
L164	S 00°39'26" E	33.23'
L165	N 01°32'25" W	40.72'
L166	N 02°32'45" E	73.88'
L167	N 16°00'54" E	62.83'
L168	N 00°52'14" W	77.60'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L301	S 41°54'49" W	146.42'
L302	N 11°49'39" E	289.49'
L303	S 07°01'14" W	21.36'
L304	N 83°02'53" E	23.74'
L305	S 06°59'05" W	14.07'
L306	N 11°49'39" E	281.82'
L307	S 41°54'47" W	142.70'
L308	N 83°02'53" E	145.51'
L324	S 04°55'10" E	20.03'
L325	N 88°19'19" E	108.65'
L326	S 00°11'37" E	20.00'
L327	N 04°55'10" W	99.97'
L328	S 00°11'37" E	20.50'

LINE TABLE FOR PLAT DATA

LINE	BEARING	DISTANCE
L1	S 36°15'32" E	91.14'
L2	S 36°15'32" E	56.20'
L3	N 05°53'48" W	55.38'
L4	N 83°14'12" E	60.00'
L5	S 06°45'48" E	55.00'
L6	N 83°12'53" E	321.75'
L7	N 06°45'27" W	10.00'
L8	N 04°55'10" W	10.00'
L16	S 36°15'32" W	36.20'
L24	N 36°15'32" W	91.14'
L25	N 53°44'28" E	10.00'

ADJOINING 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.

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

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

TRACT "O-3" (OPEN SPACE)  
TRACT "O-4" (OPEN SPACE)  
TRACT "O-5" (OPEN SPACE)  
TRACT "O-6" (OPEN SPACE)  
TRACT "LS" (LIFT STATION)  
TRACT "LB" (LANDSCAPED BUFFER)  
TRACT "SWMF-4" (NOT A PART OF THIS PLAT)

NORTHERLY BOUNDARY OF TRACT "O-4" (OPEN SPACE), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

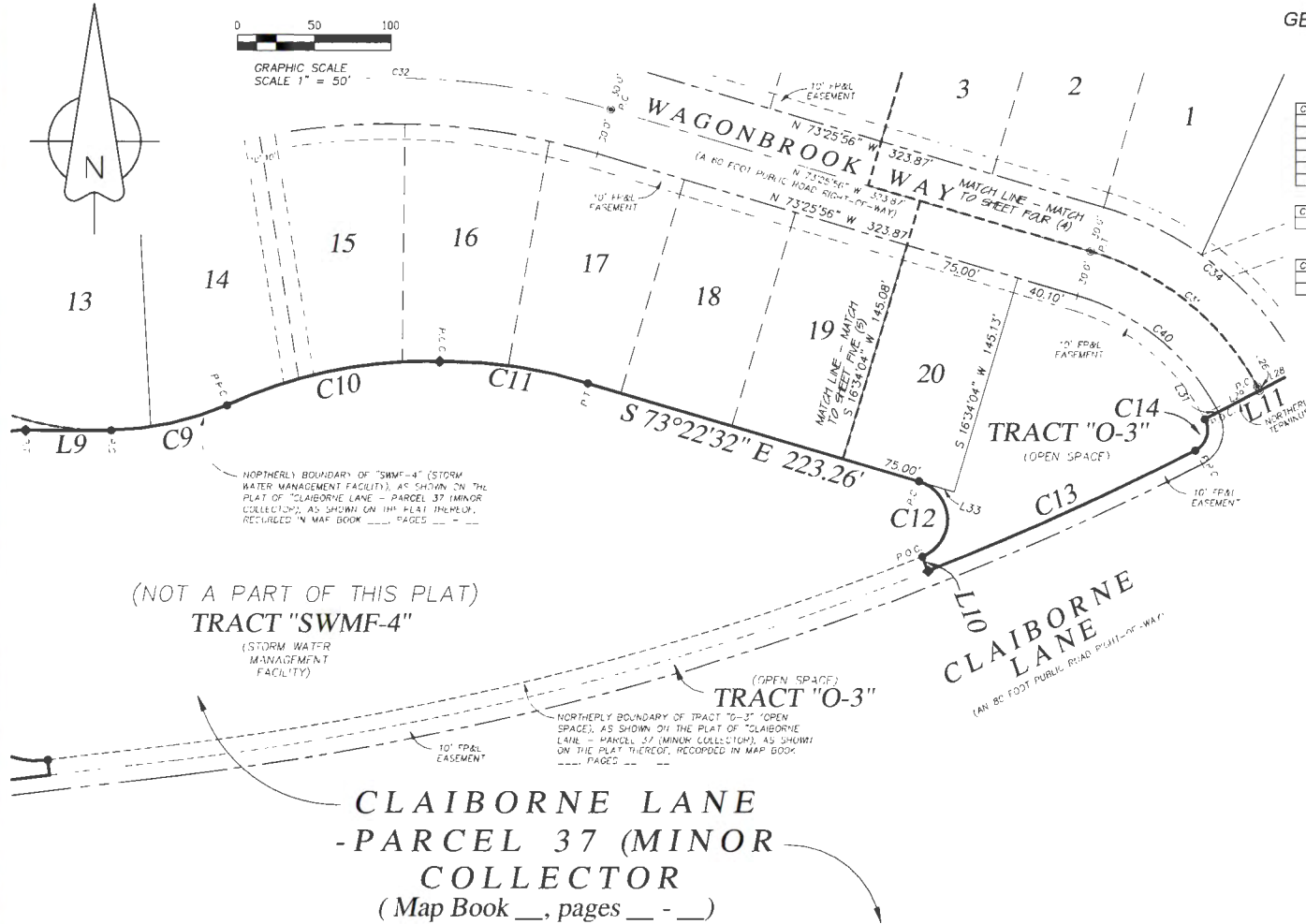
# RIVERTOWN PARCEL 37 - PHASE 1

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 EIGHT (8) of THIRTEEN (13) SHEETS

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



CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	199.42'	22°18'23"	77.64'	N 77°42'12" E	77.15'
C10	314.87'	25°58'37"	142.76'	N 78°13'28" E	141.54'
C11	297.52'	18°44'29"	97.32'	S 81°34'44" E	96.89'
C12	26.00'	141°47'20"	64.34'	S 02°28'52" E	49.14'
C13	1950.00'	5°34'26"	189.70'	N 65°37'35" E	189.63'
C14	15.00'	91°05'11"	23.85'	N 17°17'46" E	21.41'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	180.00'	45°20'45"	142.46'	N 50°45'33" W	138.77'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	210.00'	45°20'45"	166.20'	N 50°45'33" W	161.90'
C40	150.00'	45°20'45"	118.72'	N 50°45'33" W	115.64'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L9	N 90°00'00" E	55.81'
L10	S 21°35'12" E	10.00'
L11	N 62°09'18" E	80.00'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L26	N 28°05'11" W	3.20'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L28	S 62°09'18" W	30.00'
L29	S 62°09'18" W	30.00'
L31	S 28°05'11" E	3.08'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L33	S 73°25'56" E	23.90'

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

# RIVERTOWN PARCEL 37 - PHASE 1

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  
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"

**CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)**  
(Map Book \_\_, pages \_\_ - \_\_)

(NOT A PART OF THIS PLAT)

N(y): 2,076,813.46  
E(x): 446,343.46

**TRACT "SWMF-5"**

(STORM WATER MANAGEMENT FACILITY)

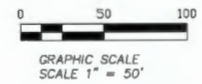
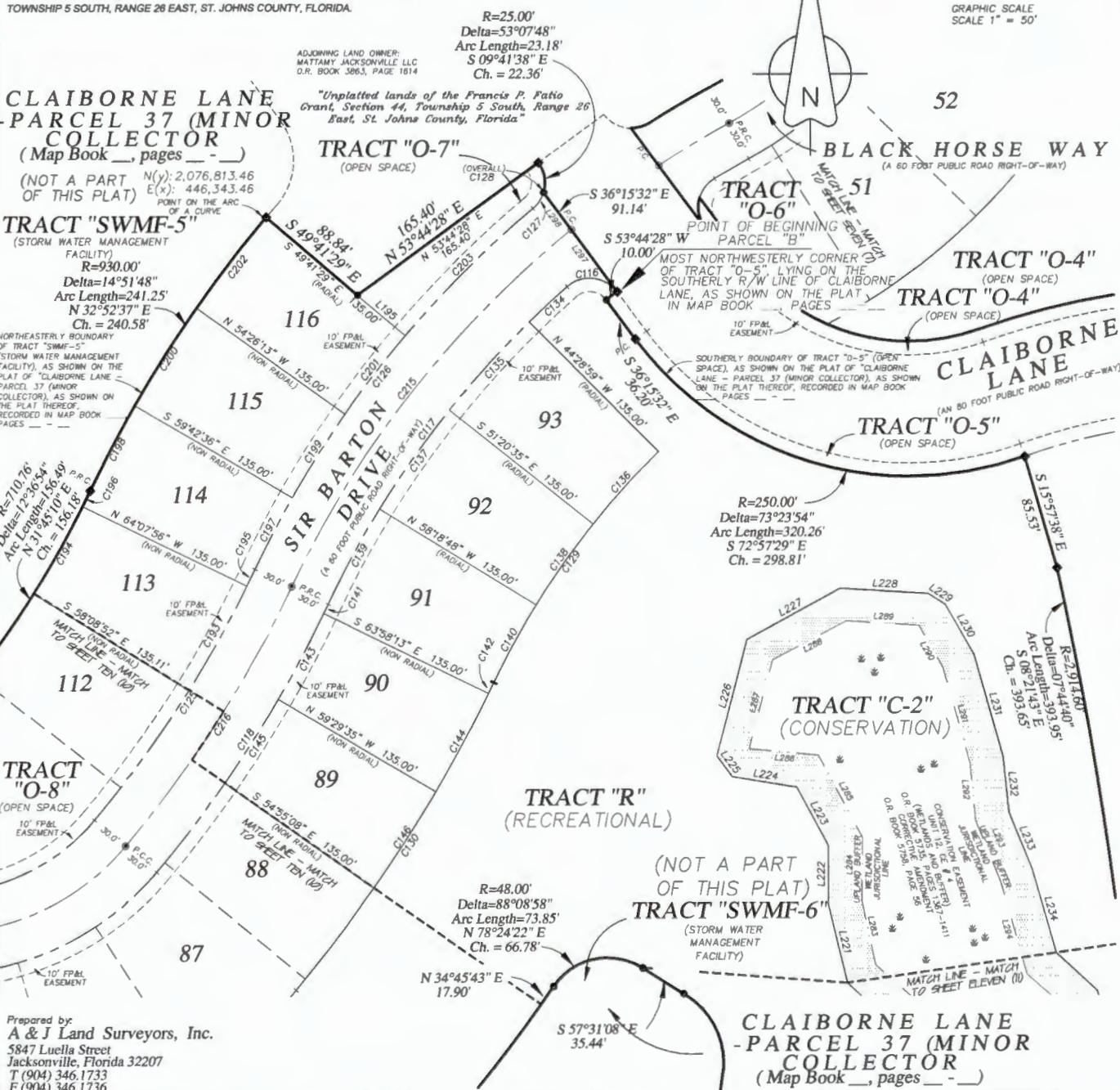
R=930.00'  
Delta=14°51'48"  
Arc Length=241.25'  
N 32°52'37" E  
Ch. = 240.58'

NORTHEASTERLY BOUNDARY OF TRACT "SWMF-5" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK PAGES

R=110.76'  
Delta=12°23'36.54"  
Arc Length=56.49'  
N 31°25'10.0" E  
Ch. = 136.18'

**TRACT "O-8"**  
(OPEN SPACE)

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



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

SHEET NINE (9) of THIRTEEN (13) SHEETS

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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C129	800.00	48°15'00"	41.36'	S 33°28'52" W	209.12'
C215	785.00	25°17'55"	33.78'	S 38°05'40" W	335.04'
C216	860.45'	14°40'57"	228.18'	N 32°47'12" E	227.50'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C116	25.00'	48°15'00"	41.36'	N 83°32'37" E	36.94'
C117	735.00'	23°02'35"	293.60'	S 36°58'01" W	293.61'
C118	920.45'	14°40'57"	235.87'	N 32°47'12" E	235.23'
C125	860.45'	14°40'57"	220.50'	N 32°47'12" E	219.89'
C126	785.00'	24°28'59"	338.25'	S 37°40'13" W	336.68'
C127	25.00'	33°01'29"	14.41'	N 33°22'59" E	14.21'
C128	25.00'	86°09'15"	37.59'	N 06°49'05" E	34.15'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C129	800.00'	48°15'00"	41.36'	S 33°28'52" W	209.12'
C130	1055.45'	14°40'57"	270.47'	N 32°47'12" E	269.73'
C134	735.00'	23°02'35"	293.60'	S 36°58'01" W	293.61'
C135	735.00'	6°51'35"	88.00'	S 42°05'13" W	87.95'
C136	600.00'	6°51'35"	71.84'	S 42°05'13" W	71.79'
C137	735.00'	6°58'13"	89.45'	S 35°10'19" W	89.36'
C138	600.00'	6°58'13"	72.99'	S 35°10'19" W	72.95'
C139	735.00'	6°14'29"	80.06'	S 28°33'58" W	80.03'
C140	600.00'	6°14'29"	65.36'	S 28°33'58" W	65.33'
C141	920.45'	0°22'51"	7.46'	N 25°40'59" E	7.46'
C142	1055.45'	0°28'46"	8.83'	N 25°41'06" E	8.83'
C143	920.45'	4°28'40"	71.83'	N 28°08'54" E	71.92'
C144	1055.45'	4°28'40"	82.48'	N 28°09'49" E	82.46'
C145	920.45'	4°34'31"	73.50'	N 32°40'29" E	73.48'
C146	1055.45'	4°34'31"	84.28'	N 32°41'24" E	84.26'
C193	860.45'	5°51'49"	88.06'	N 29°17'50" E	88.02'
C194	710.76'	5°57'42"	73.95'	N 29°27'11" E	73.92'
C195	860.45'	0°54'53"	13.74'	N 25°54'10" E	13.74'
C196	710.76'	10°17'37"	12.74'	N 25°57'52" E	12.74'
C197	785.00'	4°18'19"	59.72'	S 27°38'51" W	59.71'
C198	930.00'	4°22'58"	71.14'	S 27°38'12" W	71.12'
C199	785.00'	5°16'23"	73.16'	S 32°23'10" W	73.14'
C200	930.00'	5°16'23"	85.59'	S 32°27'52" W	85.58'
C201	785.00'	5°17'10"	73.35'	S 37°39'58" W	73.32'
C202	930.00'	5°12'28"	84.53'	S 37°42'17" W	84.50'
C203	785.00'	9°35'11"	133.02'	S 45°06'07" W	132.86'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L227	S 36°15'30" E	56.94'
L298	S 36°15'32" E	34.20'

LINE TABLE FOR WETLAND DATA

LINE	BEARING	DISTANCE
L283	N 11°45'17" W	49.39'
L284	N 00°41'57" E	45.78'
L285	N 28°08'06" W	68.66'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L195	S 49°41'29" E	46.16'
L221	N 13°39'12" W	80.40'
L222	N 00°16'53" E	42.63'
L223	N 28°08'12" W	48.84'
L224	N 80°31'22" W	48.31'
L225	N 36°01'32" W	19.03'
L226	N 14°30'55" E	88.63'
L227	N 81°20'59" E	78.77'
L228	S 86°27'59" E	64.44'
L229	S 56°59'14" E	14.86'
L230	S 29°51'45" E	42.11'
L231	S 15°40'38" E	79.02'
L232	N 05°50'58" E	41.20'
L233	N 22°03'02" E	45.19'
L234	S 15°58'04" E	64.41'

# RIVERTOWN PARCEL 37 - PHASE 1

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.

CLAIBORNE LANE  
- PARCEL 37 (MINOR COLLECTOR  
(Map Book \_\_, pages \_\_ - \_\_)

ADJOINING LAND OWNER:  
MATTAMY JACKSONVILLE LLC  
D.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"

NORTHEASTERLY BOUNDARY OF TRACT "SWMF-5" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_ PAGES

TRACT "SWMF-5" (NOT A PART OF THIS PLAT)

SOUTHWESTERLY BOUNDARY OF TRACT "SWMF-5" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "CLAIBORNE LANE - PARCEL 37 (MINOR COLLECTOR), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_ PAGES

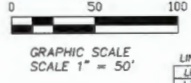
TRACT "O-9" (OPEN SPACE AND DRAINAGE EASEMENT)

TRACT "O-8" (OPEN SPACE)

TRACT "O-10" (OPEN SPACE)

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L317	S 18°11'54" E	144.18'
L318	S 81°05'21" W	59.14'
L319	N 45°31'44" W	134.65'
L320	N 45°31'44" W	122.19'
L321	S 81°35'51" W	97.34'
L322	N 08°04'10" W	166.32'



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

SHEET TEN (10) of THIRTEEN (13) SHEETS

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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C216	890.45'	14°40'57"	228.18'	N 32°47'12" E	235.26'
C217	182.00'	80°17'21"	255.04'	N 80°16'21" E	234.68'
C218	1785.00'	09°24'20"	289.74'	N 64°17'09" W	289.42'
C219	150.00'	78°02'11"	204.30'	S 29°58'14" E	186.67'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C118	920.45'	14°40'57"	235.67'	N 32°47'12" E	235.26'
C119	212.00'	80°17'21"	297.08'	N 80°16'21" E	273.36'
C120	1735.00'	09°24'20"	284.82'	N 64°17'09" W	284.50'
C121	180.00'	78°02'11"	241.82'	S 30°42'01" E	223.28'
C122	129.00'	79°43'50"	156.99'	S 29°07'25" E	153.84'
C123	1795.00'	09°24'20"	294.67'	N 64°17'09" W	294.34'
C124	152.00'	80°17'21"	213.00'	N 80°16'21" E	195.99'
C125	860.45'	14°40'57"	220.50'	N 32°47'12" E	219.89'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C131	347.00'	80°17'21"	486.25'	N 80°16'21" E	447.43'
C132	1600.00'	09°24'20"	252.56'	N 64°17'09" W	262.36'
C147	920.45'	4°34'34"	73.51'	N 37°15'02" E	73.50'
C148	1055.45'	4°34'33"	84.29'	N 37°15'56" E	84.27'
C149	920.45'	0°35'21"	9.42'	N 39°50'00" E	9.47'
C150	1055.45'	0°34'27"	10.58'	N 39°50'28" E	10.58'
C151	212.00'	16°52'29"	60.77'	N 48°20'23" E	60.57'
C152	347.00'	16°24'06"	99.33'	N 48°19'43" E	99.00'
C153	212.00'	21°17'21"	78.77'	N 67°11'50" E	78.32'
C154	347.00'	21°19'38"	129.16'	N 67°11'36" E	128.42'
C155	212.00'	21°18'57"	78.13'	N 68°23'59" E	77.65'
C156	347.00'	21°52'13"	132.48'	N 68°42'32" E	131.65'
C157	212.00'	18°32'20"	68.60'	S 71°48'23" E	68.30'
C158	347.00'	18°30'20"	112.07'	S 71°01'11" E	111.59'
C159	212.00'	2°55'13"	10.81'	S 81°02'38" E	10.80'
C160	347.00'	21°11'02"	13.23'	S 80°40'50" E	13.23'
C161	1735.00'	21°52'13"	67.35'	N 60°41'43" W	67.35'
C162	1600.00'	21°21'2"	61.53'	N 60°41'05" W	61.53'
C163	1735.00'	24°01'0"	80.83'	N 63°08'31" W	80.83'
C164	1600.00'	24°01'0"	74.54'	N 63°07'16" W	74.54'
C165	1735.00'	23°48'4"	80.15'	N 63°48'01" W	80.15'
C166	1600.00'	24°01'6"	74.59'	N 63°47'29" W	74.58'
C167	1735.00'	1°51'54"	56.48'	N 68°03'22" W	56.47'
C168	1600.00'	1°51'43"	51.99'	N 68°03'28" W	51.99'
C169	180.00'	5°18'45"	16.53'	S 66°21'29" E	16.53'
C170	315.00'	6°17'10"	34.56'	S 65°50'45" E	34.54'
C171	1795.00'	0°55'25"	28.93'	N 68°31'37" E	28.93'
C172	50.00'	91°39'03"	45.07'	S 18°41'45" E	43.56'
C173	1795.00'	2°22'06"	74.19'	N 68°52'52" W	74.19'
C174	30.00'	25°31'6"	22.59'	S 54°27'54" E	22.40'
C175	1948.72'	142°16'	58.00'	N 66°33'24" E	58.00'
C176	1795.00'	2°22'06"	74.19'	N 64°30'46" W	74.19'
C177	1948.72'	2°20'40"	79.77'	N 64°31'56" W	79.77'
C178	1795.00'	2°22'06"	74.19'	N 62°08'40" W	74.19'
C179	1948.72'	2°20'40"	79.78'	N 62°11'17" W	79.77'
C180	1795.00'	1°22'39"	43.15'	N 60°16'18" W	43.15'
C181	152.00'	12°08'51"	32.14'	S 65°36'24" E	32.08'
C182	1948.72'	0°32'27"	18.40'	N 60°44'44" W	18.40'
C183	30.00'	26°11'56"	66.93'	N 81°10'47" E	62.04'
C184	180.00'	68°10'30"	180.88'	N 74°15'55" E	170.38'
C185	860.45'	2°03'43"	30.97'	N 39°05'49" E	30.96'
C186	860.45'	5°50'32"	87.74'	N 35°08'41" E	87.70'
C187	30.00'	446°27'	4.17'	N 40°26'51" E	4.17'
C188	710.78'	05°37'35"	69.80'	N 35°14'50" E	69.73'
C189	347.00'	41°47'11"	253.07'	N 61°10'18" E	247.50'
C190	347.00'	38°30'10"	233.18'	N 78°50'04" W	228.62'
C191	212.00'	4°03'48"	15.03'	N 79°52'24" E	15.03'
C192	212.00'	4°05'01"	15.11'	N 75°48'00" E	15.11'
C193	48.00'	30°11'24"	25.29'	S 44°12'50" W	25.00'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L330	S 87°41'05" E	30.26'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L199	N 61°42'27" W	56.60'
L337	N 08°04'16" W	11.97'
L338	N 33°16'59" E	90.71'
L339	N 58°05'44" W	14.90'
L340	N 58°05'44" W	22.02'

CURVE TABLE FOR EASEMENT DATA

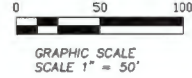
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C214	48.00'	30°11'24"	25.29'	S 44°12'50" W	25.00'

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

TRACT "SWMF-6" (NOT A PART OF THIS PLAT)  
CLAIBORNE LANE  
- PARCEL 37 (MINOR COLLECTOR  
(Map Book \_\_, pages \_\_ - \_\_)

# RIVERTOWN PARCEL 37 - PHASE 1

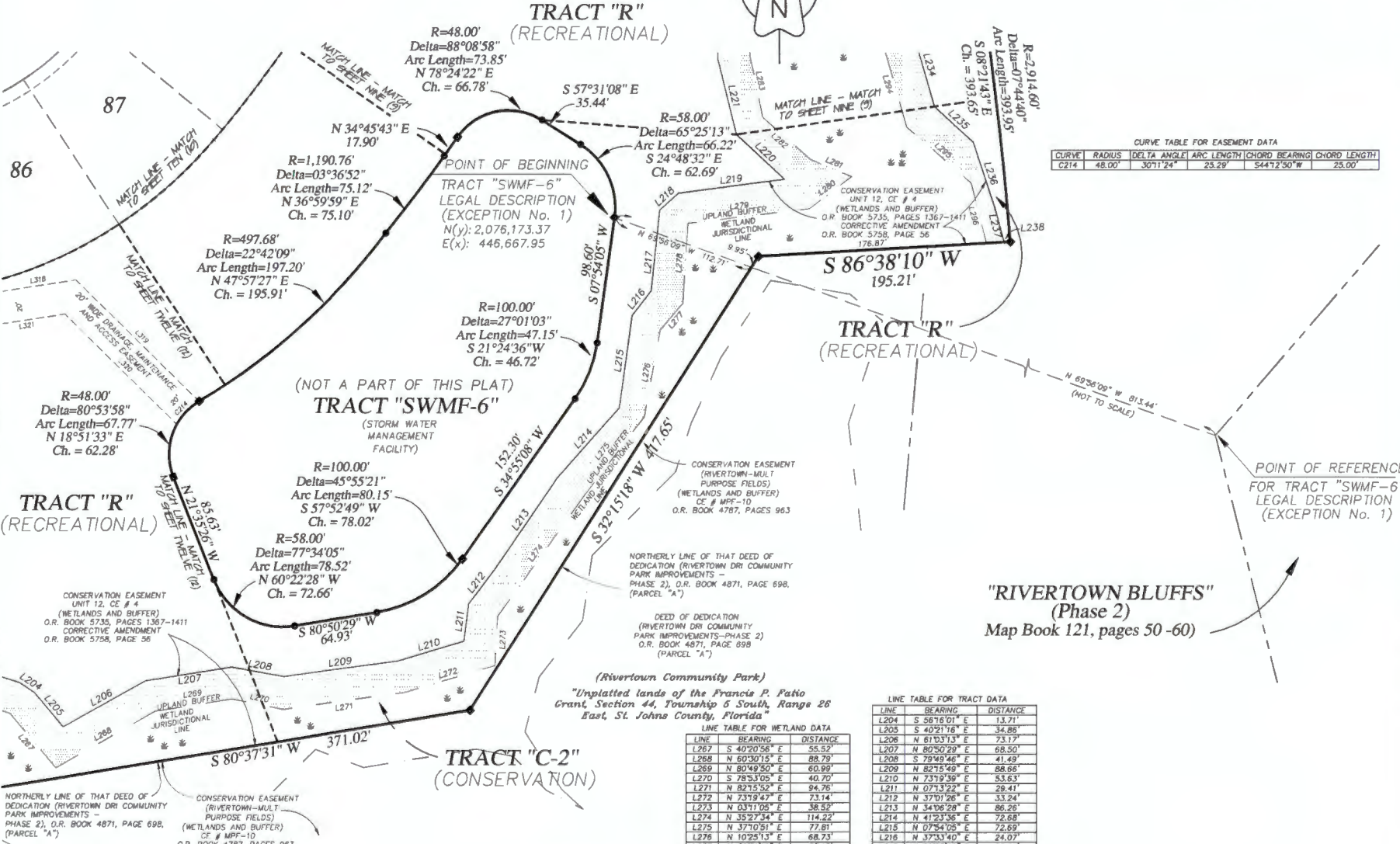
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.



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

SHEET ELEVEN (11) of THIRTEEN (13) SHEETS

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



CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C214	48.00'	307'124"	23.29'	S4472'50" W	23.00'

LINE TABLE FOR WETLAND DATA

LINE	BEARING	DISTANCE
L267	S 40°20'58" E	55.52'
L268	N 60°30'15" E	88.79'
L269	N 80°49'50" E	60.99'
L270	S 78°3'05" E	40.70'
L271	N 82°15'52" E	94.76'
L272	N 73°19'47" E	73.14'
L273	N 03°17'05" E	38.52'
L274	N 35°27'34" E	114.22'
L275	N 37°10'51" E	77.81'
L276	N 10°25'13" E	68.73'
L277	N 39°51'19" E	27.13'
L278	N 03°44'32" E	62.49'
L279	N 83°05'14" E	94.53'
L280	N 52°3'24" E	41.50'
L281	N 68°59'45" W	34.84'
L282	N 48°29'54" W	49.23'
L283	N 11°45'17" W	49.39'
L294	S 15°50'37" E	72.07'
L295	S 48°59'15" E	66.35'
L296	S 14°10'09" E	48.24'

LINE TABLE FOR TRACT DATA

LINE	BEARING	DISTANCE
L204	S 56°16'01" E	13.71'
L205	S 40°21'16" E	34.86'
L206	N 61°03'13" E	73.17'
L207	N 80°50'29" E	68.50'
L208	S 79°49'46" E	41.69'
L209	N 82°15'49" E	88.66'
L210	N 73°19'39" E	53.63'
L211	N 07°13'22" E	28.41'
L212	N 37°07'26" E	33.24'
L213	N 34°08'28" E	86.26'
L214	N 41°23'36" E	72.68'
L215	N 07°34'05" E	72.69'
L216	N 37°33'40" E	24.07'
L217	N 08°07'40" E	63.41'
L218	N 47°24'26" E	19.33'
L219	N 82°34'45" E	83.14'
L220	N 46°54'34" W	51.33'
L221	N 13°59'12" W	60.40'
L234	S 15°55'04" E	64.41'
L235	S 47°10'20" E	40.69'
L236	N 18°02'53" W	54.75'
L237	N 14°53'38" W	26.76'
L238	N 85°38'10" E	4.75'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L318	S 81°02'21" W	59.14'
L319	N 45°31'44" W	134.65'
L320	N 45°31'44" W	122.19'
L321	S 81°02'21" W	97.34'

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

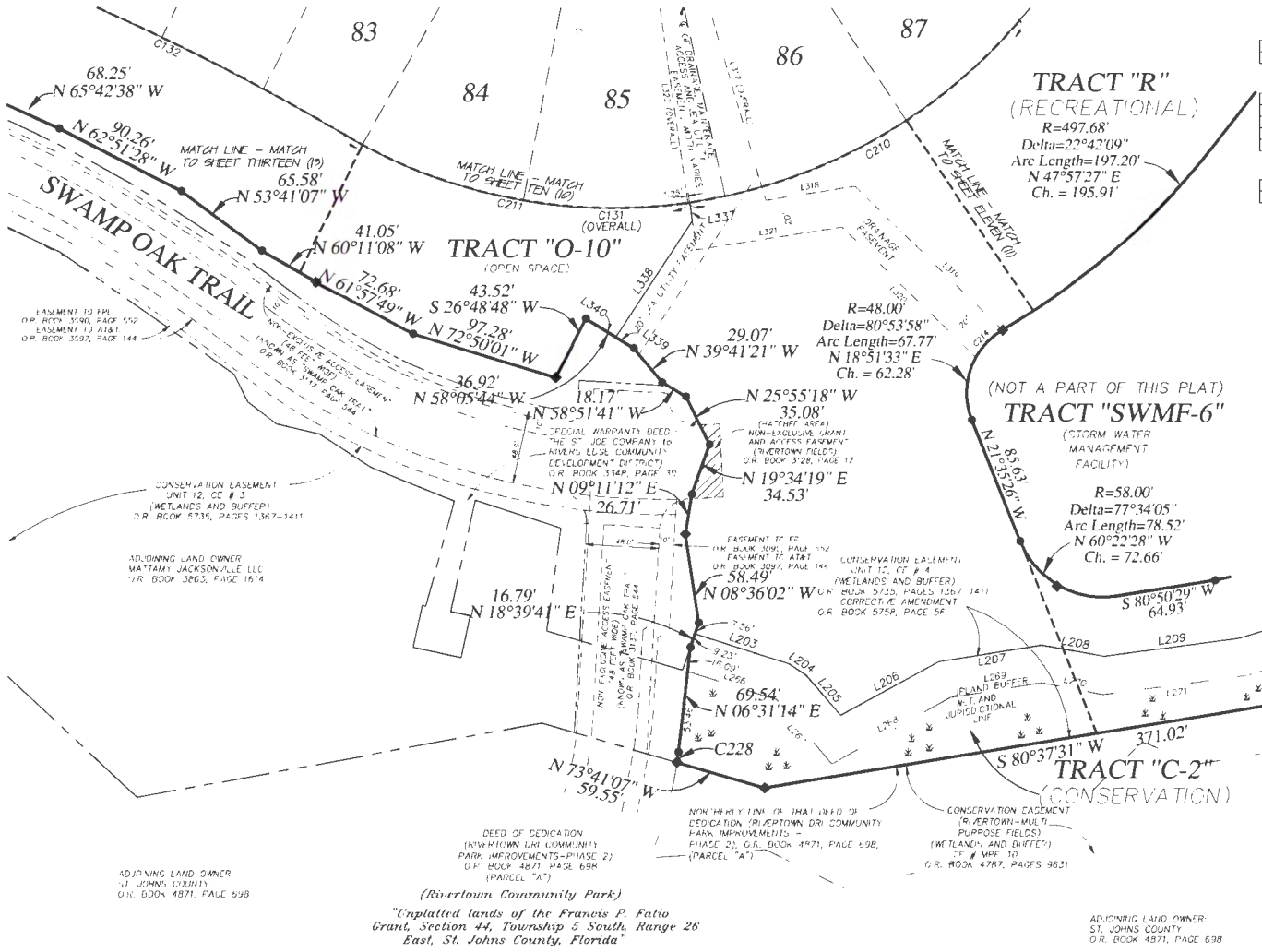
# RIVERTOWN PARCEL 37 - PHASE 1

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 TWELVE (12) of THIRTEEN (13) SHEETS

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



CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C228	243.00'	1°36'07"	6.85'	N 07°19'18" E	6.85'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C131	347.00'	80°7'21"	486.25'	N 80°16'21" E	447.43'
C132	1600.00'	9°24'20"	262.66'	N 64°17'09" W	262.36'
C210	347.00'	41°47'11"	253.07'	N61°01'16" E	247.50'
C211	347.00'	38°30'70"	233.18'	N78°50'04" W	228.82'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C214	48.00'	30°11'24"	25.29'	S44°12'50" W	25.00'

LINE TABLE FOR TRACT DATA

LINE	BEARING	DISTANCE
L203	S 72°11'15" E	64.07'
L204	S 56°16'01" E	13.71'
L205	S 40°21'16" E	34.86'
L206	N 61°03'13" E	73.17'
L207	N 80°50'29" E	68.50'
L208	S 79°49'46" E	41.49'
L209	N 82°15'49" E	88.66'
L337	N 08°04'16" W	11.97'
L338	S33°46'59" W	90.71'
L339	N 58°05'44" W	14.90'
L340	N 58°05'44" W	22.02'

LINE TABLE FOR WETLAND DATA

LINE	BEARING	DISTANCE
L266	S 72°11'25" E	61.06'
L267	S 40°20'56" E	55.52'
L268	N 60°30'15" E	88.79'
L269	N 80°49'50" E	60.99'
L270	S 78°53'05" E	40.70'
L271	N 82°15'52" E	94.76'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L317	S 18°11'15" E	144.18'
L318	S 81°05'21" W	59.14'
L319	N 45°31'44" W	134.65'
L320	N 45°31'44" W	122.19'
L321	S 81°05'21" W	97.34'
L322	N 08°04'16" W	166.32'

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

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

ADJOINING LAND OWNER:  
 ST. JOHNS COUNTY  
 G.R. BOOK 4871, PAGE 638

# RIVERTOWN PARCEL 37 - PHASE 1

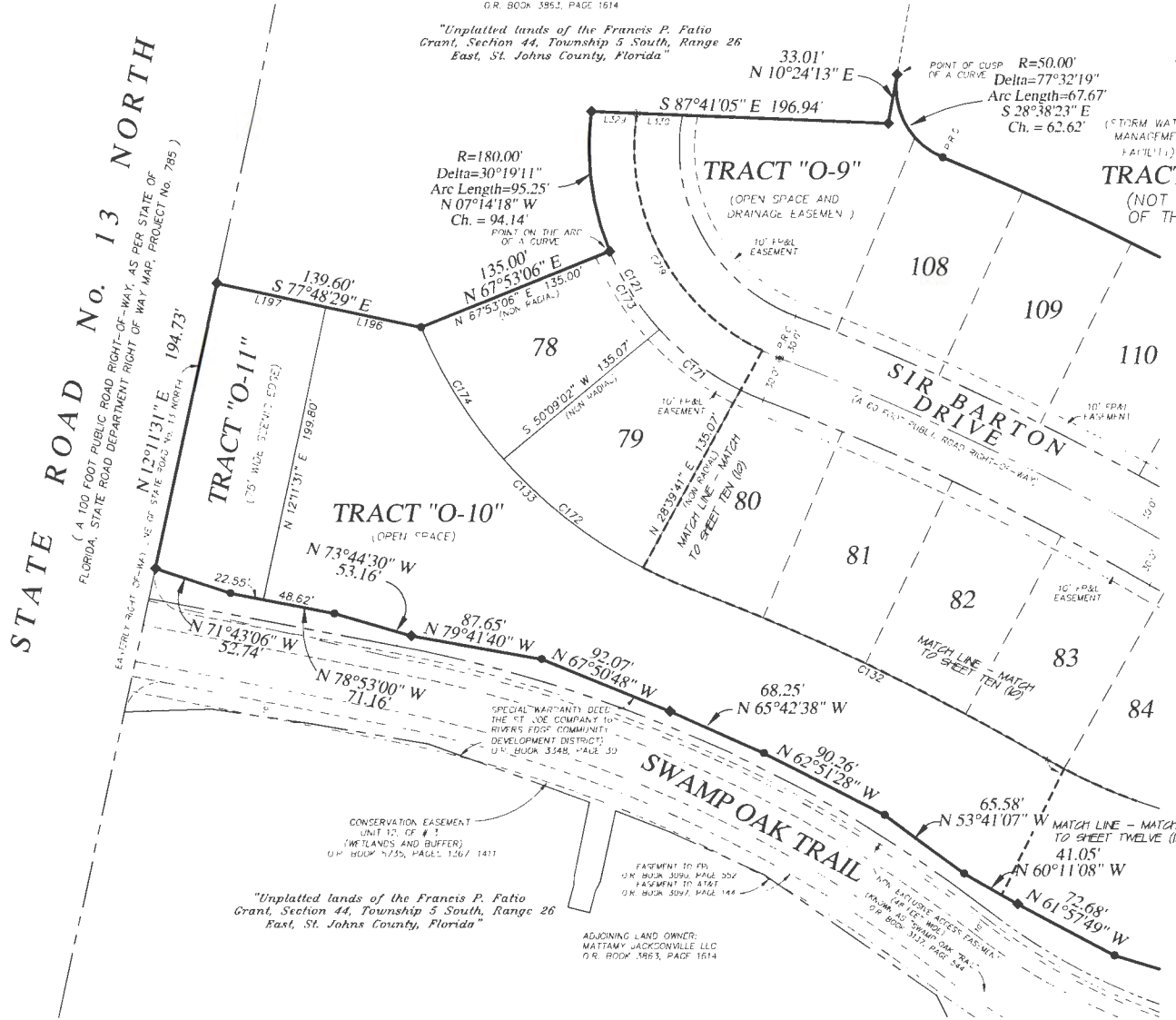
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

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

SHEET THIRTEEN (13) of THIRTEEN (13) SHEETS

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

**CLAIBORNE LANE  
- PARCEL 37 (MINOR  
COLLECTOR**  
( Map Book \_\_, pages \_\_ - \_\_ )



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C219	150.00'	78°02'11"	204.30'	S 29°58'14" E	188.87'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C121	180.00'	76°54'37"	241.62'	S 30°32'01" E	223.88'

CURVE TABLE FOR LOTS AND TRACTS DATA

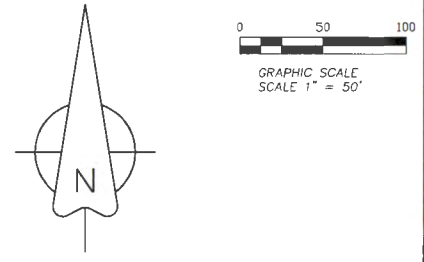
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C132	1600.00'	9°24'20"	262.66'	N 64°17'09" W	262.36'
C133	315.00'	46°42'43"	256.81'	S 45°37'58" E	249.76'
C171	180.00'	21°29'21"	67.57'	S 52°58'54" E	67.12'
C172	315.00'	21°29'21"	118.14'	S 51°57'29" E	117.45'
C173	180.00'	19°56'20"	62.55'	S 32°19'03" E	62.01'
C174	315.00'	18°56'13"	104.11'	S 31°44'43" E	103.64'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L329	S 87°41'05" E	30.17'
L330	S 87°41'05" E	30.26'

LINE TABLE FOR TRACTS DATA

LINE	BEARING	DISTANCE
L196	N 77°48'31" W	84.60'
L197	N 77°48'29" W	75.00'



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