

RESOLUTION NO. 2021-310
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ARBORS AT RIVERTOWN – PHASE TWO.

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 Arbors at Rivertown – Phase Two.

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 \$3,692,948.06 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$556,025.47 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

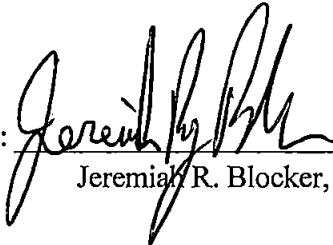
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

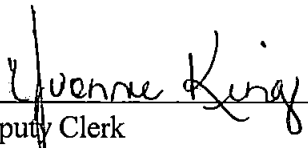
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of August, 2021.

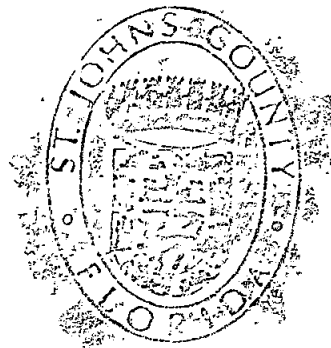
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk

RENDITION DATE AUG 03 2021



Arbors at Rivertown - 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, ST. JOHNS COUNTY, FLORIDA.

CAPTION:

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, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF LAND BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGON AT THE MOST SOUTHWESTERLY CORNER OF TRACT "SWMF-5" (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "ARBORS AT RIVERTOWN-PHASE ONE", AS PER THE PLAT THEREOF, RECORDED IN MAP BOOK 101, PAGES 32 THROUGH 68, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY), AS SHOWN ON THE AFORESAID PLAT; RUN THENCE, ALONG THE WESTERLY, THEN NORTHERLY BOUNDARY OF AFORESAID TRACT "SWMF-5" (STORMWATER MANAGEMENT FACILITY), AND THEN ALONG THE BOUNDARY OF TRACT "C-1" (CONSERVATION), AND THEN ALONG THE WESTERLY LINE OF TRACT "SWMF-5" (STORMWATER MANAGEMENT FACILITY), THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 172°15' EAST, A DISTANCE OF 112.87 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHERLY;
COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 160.00 FEET, THROUGH A CENTRAL ANGLE OF 367°03' TO THE LEFT, AN ARC DISTANCE OF 101.40 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 09°43'04" WEST, 98.71 FEET;

COURSE No. 3: RUN THENCE, NORTH 57°06'32" EAST, A DISTANCE OF 138.83 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, SOUTH 32°53'28" WEST, A DISTANCE OF 111.12 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
COURSE No. 5: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 227°41'30" TO THE LEFT, AN ARC DISTANCE OF 783.01 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 33°15'43" EAST, 351.22 FEET;

COURSE No. 6: RUN THENCE, NORTH 01°23'15" EAST, DEPARTING FROM LAST SAID CURVE, ALONG A NON RADIAL LINE, A DISTANCE OF 321.20 FEET, TO A POINT;
COURSE No. 7: RUN THENCE, SOUTH 44°28'23" EAST, A DISTANCE OF 18.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
COURSE No. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 150°29'01" TO THE LEFT, AN ARC DISTANCE OF 638.32 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE, LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 37°29'10" EAST, 302.33 FEET;

COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 142.00 FEET, THROUGH A CENTRAL ANGLE OF 301°10" TO THE LEFT, AN ARC DISTANCE OF 94.60 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 78°50'30" WEST, 92.68 FEET;

COURSE No. 10: RUN THENCE, SOUTH 57°06'32" WEST, DEPARTING FROM LAST SAID CURVE, ALONG A NON RADIAL LINE, A DISTANCE OF 4.68 FEET, TO A POINT;
COURSE No. 11: RUN THENCE, SOUTH 32°53'28" WEST, A DISTANCE OF 135.00 FEET, TO A POINT;

COURSE No. 12: RUN THENCE, SOUTHERLY, ALONG THE SOUTHERLY LINE OF SAID TRACT "SWMF-5" (STORMWATER MANAGEMENT FACILITY), AND THEN ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "SILKGRASS PLACE", A DISTANCE OF 100.00 FEET, TO A POINT, SAID POINT BEING THE MOST SOUTHWESTERLY TERMINUS OF "SILKGRASS PLACE"; RUN THENCE, NORTH 32°53'28" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "SILKGRASS PLACE", A DISTANCE OF 62.97 FEET, TO THE SOUTHEAST CORNER OF TRACT "O-1"; (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "ARBORS AT RIVERTOWN-PHASE ONE"; RUN THENCE, ALONG THE SOUTHERLY, WESTERLY, AND THEN NORTHERLY BOUNDARY OF SAID TRACT "O-1" (OPEN SPACE), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 37°06'32" WEST, A DISTANCE OF 130.00 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 32°53'28" WEST, A DISTANCE OF 63.57 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 57°06'32" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "O-1" (OPEN SPACE) AND THEN ALONG THE NORTHERLY LINE OF SAID "SILKGRASS PLACE", A DISTANCE OF 160.00 FEET, TO THE NORTHEASTERLY TERMINUS OF SAID "SILKGRASS PLACE"; RUN THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID "SILKGRASS PLACE", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 32°53'28" EAST, A DISTANCE OF 12.60 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHEASTERLY;
COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 100°01'8" TO THE LEFT, AN ARC DISTANCE OF 4.37 FEET, TO A POINT ON THE BOUNDARY OF TRACT "O-1" (OPEN SPACE), OF AFORESAID "ARBORS AT RIVERTOWN-PHASE ONE"; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°06'32" WEST, 4.36 FEET; RUN THENCE, ALONG THE BOUNDARY OF SAID TRACT "O-1" (OPEN SPACE), AND THEN ALONG THE WESTERLY LINE OF SAID TRACT "O-2" (CONSERVATION), TRACT "SWMF-2" (STORMWATER MANAGEMENT FACILITY), AND THEN ALONG THE WESTERLY LINE OF TRACT "C-3" (CONSERVATION), THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 57°06'32" EAST, ALONG A NON RADIAL LINE TO LAST SAID CURVE, A DISTANCE OF 128.88 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 487.50 FEET, THROUGH A CENTRAL ANGLE OF 235°09'52" TO THE LEFT, AN ARC DISTANCE OF 205.33 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 42°28'04" WEST, 203.68 FEET;

COURSE No. 3: RUN THENCE, NORTH 05°05'45" WEST, A DISTANCE OF 30.85 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 84°26'11" TO THE RIGHT, AN ARC DISTANCE OF 16.87 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 33°42'33" WEST, 15.99 FEET;

COURSE No. 5: RUN THENCE, NORTH 21°29'33" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 20.88 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, NORTH 19°18'04" EAST, A DISTANCE OF 65.28 FEET, TO A POINT;
COURSE No. 7: RUN THENCE, NORTH 67°35'31" EAST, A DISTANCE OF 12.89 FEET, TO A POINT;
COURSE No. 8: RUN THENCE, NORTH 28°22'40" EAST, A DISTANCE OF 3.22 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 68°54'37" EAST, A DISTANCE OF 33.33 FEET, TO A POINT;
COURSE No. 10: RUN THENCE, NORTH 94°22'37" EAST, A DISTANCE OF 21.23 FEET, TO A POINT;
COURSE No. 11: RUN THENCE, NORTH 18°10'10" EAST, A DISTANCE OF 16.50 FEET, TO A POINT;
COURSE No. 12: RUN THENCE, NORTH 47°49'07" EAST, A DISTANCE OF 5.78 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, NORTH 82°37'28" EAST, A DISTANCE OF 21.59 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE, LEADING NORTHEASTERLY;

COURSE No. 14: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 157.88 FEET, THROUGH A CENTRAL ANGLE OF 131°21'21" TO THE LEFT, AN ARC DISTANCE OF 34.38 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE, CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 34°04'56" EAST, 36.28 FEET;

COURSE No. 15: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 162.00 FEET, THROUGH A CENTRAL ANGLE OF 114°10'38" TO THE LEFT, AN ARC DISTANCE OF 302.81 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 29°03'51" WEST, 322.37 FEET;

COURSE No. 16: RUN THENCE, NORTH 14°47'50" WEST, DEPARTING FROM LAST SAID ARC, A DISTANCE OF 295.32 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE "RIVERTOWN PUD", AS RECORDED IN OFFICIAL RECORDS BOOK 3883, PAGE 1614 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 75°32'24" WEST, ALONG LAST SAID LINE, A DISTANCE OF 850.58 FEET, TO A POINT; RUN THENCE, SOUTH 13°45'49" EAST, A DISTANCE OF 568.52 FEET, TO A POINT; RUN THENCE, SOUTH 17°59'27" WEST, A DISTANCE OF 120.47 FEET, TO A POINT; RUN THENCE, SOUTH 51°30'57" EAST, A DISTANCE OF 207.51 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 492.50 FEET, THROUGH A CENTRAL ANGLE OF 44°35'45" TO THE LEFT, AN ARC DISTANCE OF 404.67 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°05'36" EAST, 392.15 FEET; RUN THENCE, SOUTH 32°53'28" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 282.65 FEET, TO A POINT; RUN THENCE, SOUTH 97°06'32" WEST, A DISTANCE OF 130.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'28" WEST, 33.36 FEET; RUN THENCE, NORTH 32°53'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 68.74 FEET, TO A POINT; RUN THENCE, SOUTH 67°06'32" WEST, A DISTANCE OF 60.00 FEET, TO A POINT; RUN THENCE, SOUTH 32°53'28" EAST, A DISTANCE OF 230.82 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 50°19'43" TO THE RIGHT, AN ARC DISTANCE OF 61.49 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°43'37" EAST, 59.53 FEET;

COURSE No. 17: RUN THENCE, SOUTH 17°28'15" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 94.29 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET", AS SHOWN ON THE AFORESAID PLAT OF "ARBORS AT RIVERTOWN-PHASE ONE", AS RECORDED IN MAP BOOK 101, PAGES 52-68 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 72°34'04" EAST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,558,779 SQUARE FEET, OR 35.73 ACRES, MORE OR LESS, IN AREA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) OF TEN (10) SHEETS

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "ARBORS AT RIVERTOWN-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 "MUD SAUCE DRIVE", "SILKGRASS PLACE" AND "WALNUT GLEN COURT", 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 "P" (PARK), TRACTS "O-1", "O-2", "O-3", "O-4", AND "O-5" (OPEN SPACE), TRACTS "C-1" AND "C-2" (CONSERVATION) AND TRACT "SWMF" (STORMWATER MANAGEMENT FACILITY) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), 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 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.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10" FPL EASEMENTS" AND "20" x 20" FPL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

MATTAMY JACKSONVILLE LLC, THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONJUNCTION 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 EASEMENT, OR ANY OTHER PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION, TRACT "LS" OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. THE OWNER, ITS 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 EASEMENT WITH LIKE-KIND MATERIALS PROVIDED, HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

THOSE EASEMENTS DESIGNATED AS "JEA 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.

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 _____

NOTARY PUBLIC FOR MATTAMY JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021 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

TYPE OR PRINT NAME _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN _____ OR HAS PRODUCED IDENTIFICATION _____

TYPE OF IDENTIFICATION _____

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

Arbors at Rivertown-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, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET TWO (2) of TEN (10) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
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GENERAL NOTES

1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/AD 1983 (1990), FLORIDA EAST ZONE, (ZONE 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO HATTAWAY RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3883, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS 7/3/24 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) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

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

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

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, 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 REVOKED 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 STATIC PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/AD 1983 (1990), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS 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 "013", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,685,837.270151, AND E(4): 457,788,927.478
- b) CONTROL POINT "014", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,686,070.542291, AND E(4): 457,528,338.248

ABBREVIATIONS USED IN THIS PLAT

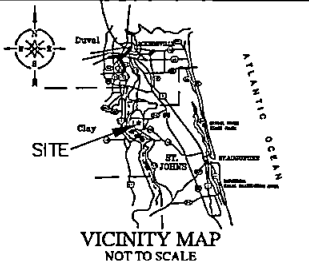
ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MOUND
L.B.	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M. &	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.L.C.	POINT OF FORWARD CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
TWP.	TOWNSHIP
RNG.	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LES	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT.	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
M.P.	MAP BOOK
P.D.	PLAT BOOK
P.B.	PAGE
—	MATCH LINE
JE-E	JE-E ELECTRIC EASEMENT
JE-EE	JE-E EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
SRW/M	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET #1 OF CONCRETE MONUMENT WITH IRON STAMPED "PRM, LD, AM"
◆	ROUND #1 OF CONCRETE MONUMENT WITH IRON STAMPED "PRM, LD, AM"
●	SET FOR NAIL & IRON STAMPED "T.C.P., LD, AM"

MATCHINGS USED IN THIS PLAT

MATCHINGS	DEFINITION
	RENTIES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
	RENTIES PRESERVED WETLANDS



THIS FORM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 31, 2021:

a) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1897
SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT AND IS GRAPHICALLY SHOWN ON SHEETS 8 AND 9

b) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4870, PAGE 1810
SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT AND IS GRAPHICALLY SHOWN ON SHEETS 5 AND 6

c) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4892, PAGE 256
SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT AND IS GRAPHICALLY SHOWN ON SHEETS 7-10

d) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 831
SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT AND IS GRAPHICALLY SHOWN ON SHEETS 5 AND 6

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 _____, 2021.

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 "ARBORS AT RIVERTOWN-PHASE TWO" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF _____, 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE 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. 4690

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "ARBORS AT RIVERTOWN-PHASE TWO" HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS ____ DAY OF _____, 2021.

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 _____, 2021.

GAIL OLIVER, P.L.S. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 4564

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "ARBORS AT RIVERTOWN-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 _____, 2021.

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

Arbors at Rivertown - Phase Two

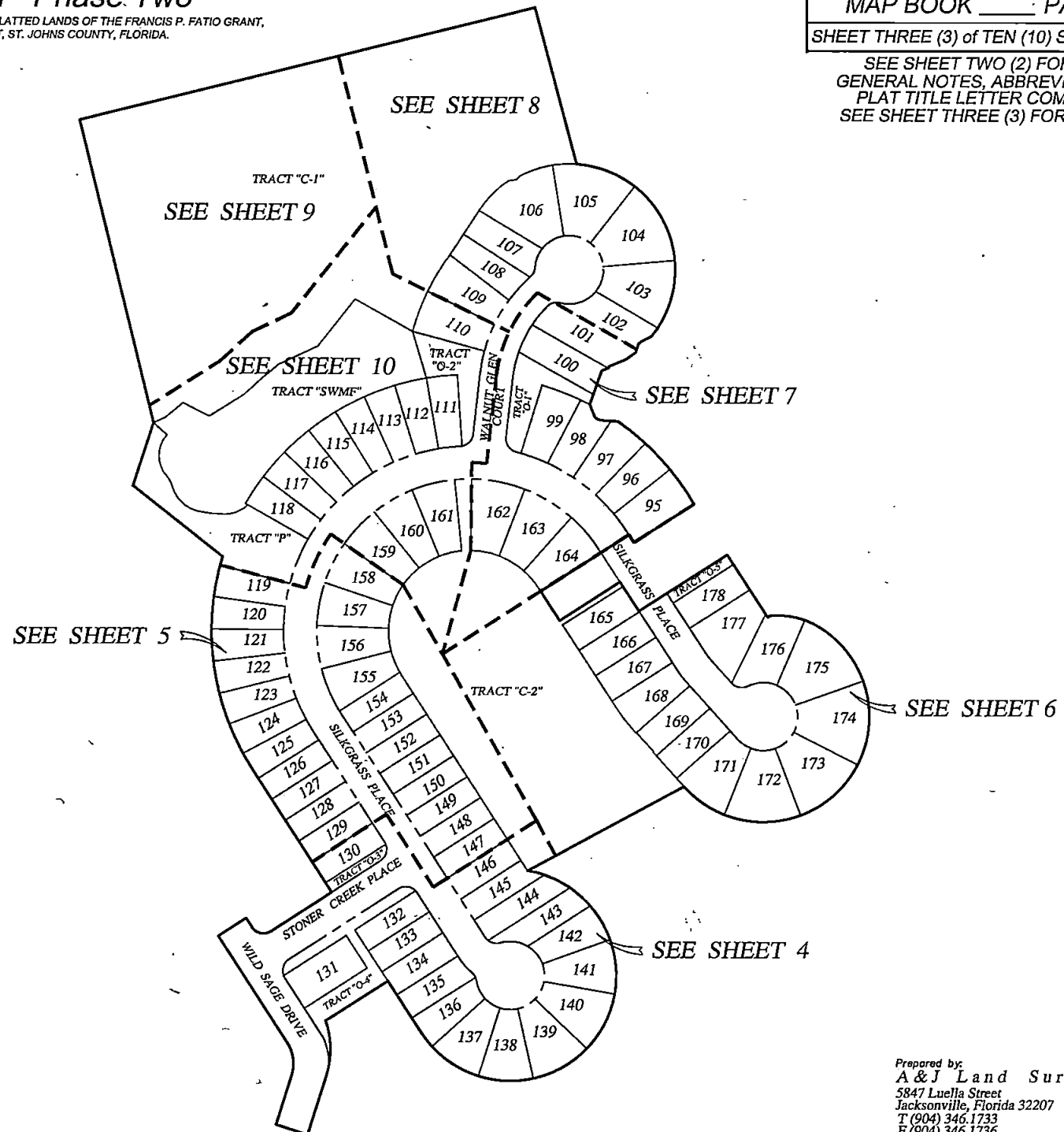
A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE FRANCIS P. FATIO GRANT,
IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET THREE (3) of TEN (10) SHEETS

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

KEY MAP
(Not to Scale)



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Arbors at Rivertown - Phase Two

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

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	36°18'39"	101.40'	N 00°43'04" W	99.71'
C2	192.00'	227°41'39"	763.01'	N 33°15'43" E	351.22'
C14	25.00'	90°00'00"	39.27'	N 77°53'28" W	35.36'
C15	70.00'	50°19'43"	81.49'	S 07°43'37" E	89.63'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	100.00'	50°19'43"	87.84'	N 07°43'37" W	85.04'
C21	100.00'	48°16'44"	84.28'	S 97°01'50" E	81.78'

CURVE TABLE FOR RIGHT-OF-WAY DATA

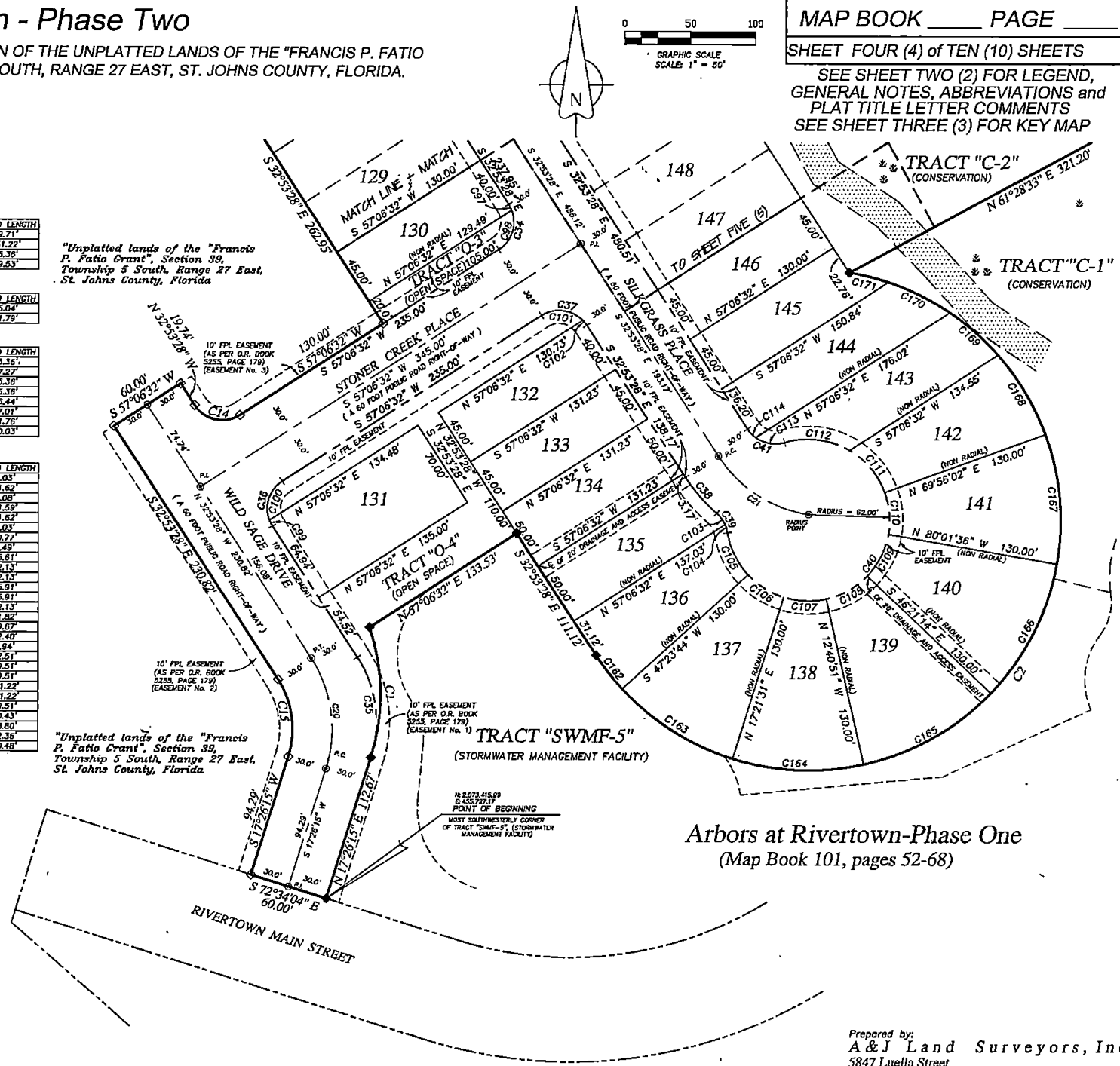
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	25.00'	90°00'00"	39.27'	N 72°08'32" E	35.36'
C35	90.87'	50°19'43"	79.82'	N 07°43'37" W	77.27'
C36	25.00'	90°00'00"	39.27'	S 12°08'32" W	35.36'
C37	25.00'	90°00'00"	39.27'	N 77°53'28" W	35.36'
C38	130.00'	16°06'53"	36.58'	S 40°56'54" E	36.44'
C39	25.00'	39°47'07"	17.36'	N 29°06'48" W	17.01'
C40	62.00'	277°29'56"	300.27'	N 32°01'48" E	81.76'
C41	25.00'	75°49'41"	32.21'	S 68°48'18" E	30.03'

CURVE TABLE FOR LOTS & TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C67	25.00'	11°32'13"	5.03'	N 27°07'21" W	5.03'
C68	25.00'	78°27'47"	34.24'	N 17°52'39" E	31.62'
C69	25.00'	11°37'50"	5.09'	S 27°04'33" E	5.09'
C100	25.00'	78°22'10"	34.20'	S 17°55'27" W	31.58'
C101	25.00'	78°27'47"	34.24'	N 83°39'54" W	31.62'
C102	25.00'	11°32'13"	5.03'	N 38°39'54" W	5.03'
C103	25.00'	24°52'07"	10.85'	N 36°34'18" W	10.77'
C104	25.00'	14°55'00"	6.51'	N 16°40'44" W	6.49'
C105	62.00'	33°22'50"	36.12'	S 25°54'39" E	35.61'
C106	62.00'	30°02'22"	32.50'	S 57°37'16" E	32.13'
C107	62.00'	30°02'22"	32.50'	S 87°39'40" E	32.13'
C108	62.00'	33°40'22"	36.44'	N 07°28'58" E	35.91'
C109	62.00'	33°40'22"	36.44'	N 26°48'35" E	35.91'
C110	62.00'	30°02'22"	32.50'	N 05°02'47" W	32.13'
C111	62.00'	39°25'21"	42.68'	N 39°48'39" W	41.82'
C112	62.00'	47°13'50"	51.11'	N 83°06'14" W	49.67'
C113	25.00'	53°13'25"	23.72'	S 80°06'56" E	22.40'
C114	25.00'	20°36'16"	8.99'	S 43°11'56" E	8.94'
C162	192.00'	9°42'44"	32.55'	S 37°44'50" E	32.51'
C163	192.00'	30°02'17"	100.66'	S 57°37'20" E	99.51'
C164	192.00'	30°02'22"	100.66'	S 87°39'40" E	99.51'
C165	192.00'	33°40'22"	112.84'	N 60°28'58" E	111.22'
C166	192.00'	33°40'22"	112.84'	N 26°48'35" E	111.22'
C167	192.00'	30°02'22"	100.66'	N 05°02'47" W	99.51'
C168	192.00'	21°08'15"	70.83'	N 30°38'06" W	70.43'
C169	192.00'	14°36'09"	48.93'	N 48°30'17" W	48.80'
C170	192.00'	15°40'29"	52.53'	N 63°38'36" W	52.36'
C171	192.00'	8°08'15"	30.51'	N 76°01'58" W	30.48'

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

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



Arbors at Rivertown-Phase One (Map Book 101, pages 52-68)

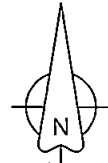
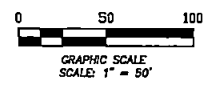
NOTICE: UPLAND BUFFERS WILL REMAIN
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Prepared by:
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Arbors at Rivertown - Phase Two

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, ST. JOHNS COUNTY, FLORIDA.

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



CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	487.50'	49°35'43"	404.67'	S 08°05'36" E	392.15'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	307.50'	180°00'00"	966.04'	S 57°06'32" W	615.00'
C212	307.50'	128°29'34"	868.52'	S 31°20'49" W	553.87'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	337.50'	118°50'47"	705.93'	S 27°01'56" W	584.11'
C42	277.50'	180°00'00"	871.79'	S 57°06'32" W	555.00'

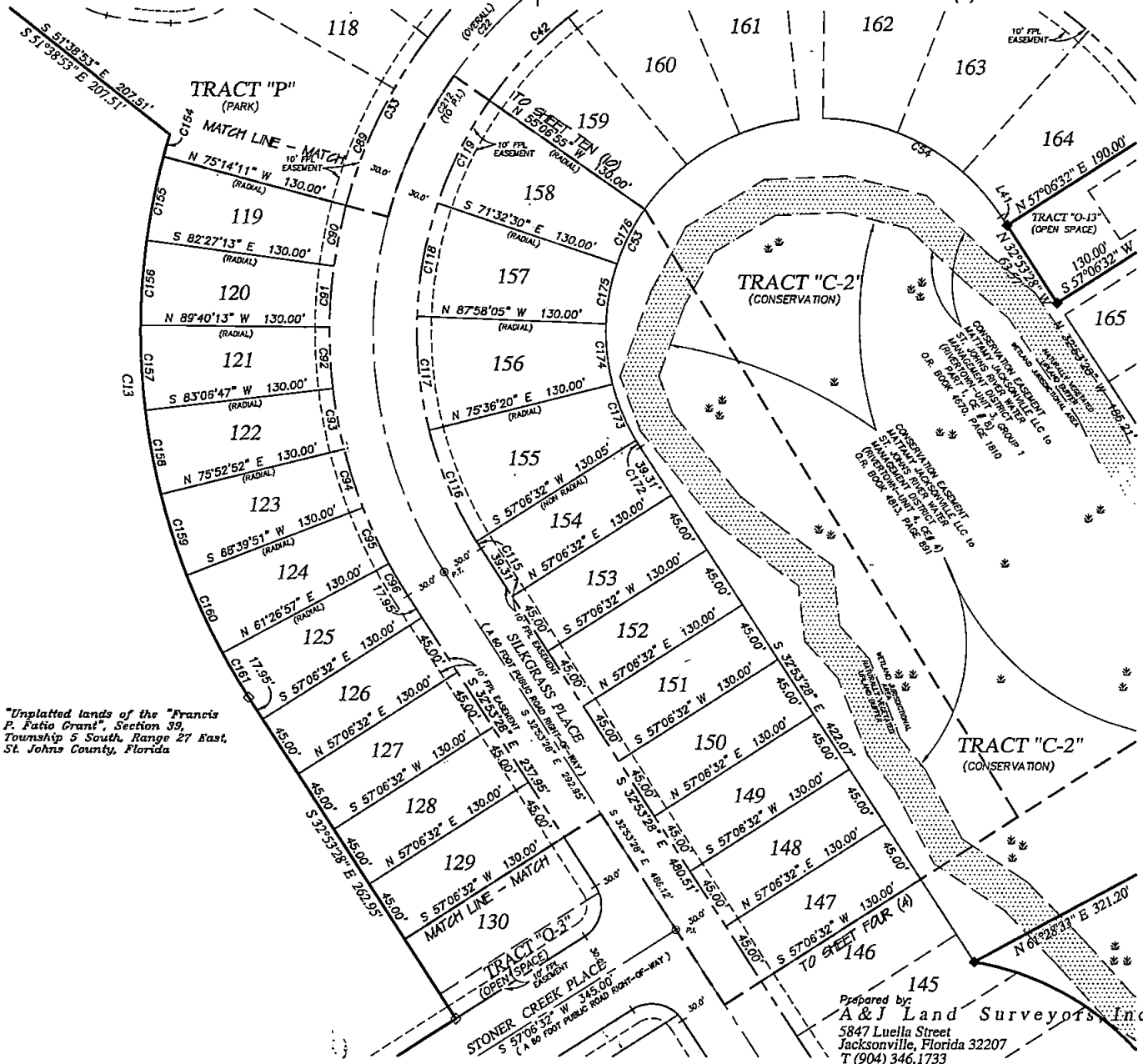
CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CS3	147.50'	117°03'19"	301.34'	S 25°38'11" W	251.60'
CS4	147.50'	56°32'58"	145.58'	N 61°09'57" W	139.74'
CS9	337.50'	14°51'39"	87.54'	S 22°11'39" W	87.29'
CS0	337.50'	7°13'02"	42.51'	S 11°09'18" W	42.48'
CS1	337.50'	7°13'01"	42.51'	S 03°56'17" W	42.48'
CS2	337.50'	7°12'59"	42.51'	S 03°16'43" E	42.48'
CS3	337.50'	7°13'56"	42.60'	S 10°30'10" E	42.57'
CS4	337.50'	7°13'02"	42.51'	S 17°43'38" E	42.48'
CS5	337.50'	7°12'54"	42.50'	S 24°56'36" E	42.47'
CS6	337.50'	4°20'25"	25.57'	S 30°43'16" E	25.56'
C115	277.50'	17°10'29"	5.89'	S 32°18'13" E	5.89'
C116	277.50'	17°19'19"	83.89'	S 23°03'19" E	83.58'
C117	277.50'	16°25'35"	79.56'	S 08°10'52" E	79.29'
C118	277.50'	16°25'35"	79.56'	S 10°14'43" W	79.29'
C119	277.50'	16°25'35"	79.56'	S 26°40'18" W	79.29'
C154	467.50'	7°56'26"	15.83'	S 15°44'02" W	15.83'
C155	467.50'	7°13'02"	58.89'	S 11°09'18" W	58.85'
C156	467.50'	7°13'01"	58.89'	S 03°56'17" W	58.85'
C157	467.50'	7°12'59"	58.88'	S 03°16'43" E	58.84'
C158	467.50'	7°13'55"	59.01'	S 10°30'10" E	58.97'
C159	467.50'	7°13'02"	58.89'	S 17°43'38" E	58.85'
C160	467.50'	7°12'54"	58.87'	S 24°56'36" E	58.83'
C181	467.50'	4°20'25"	35.41'	S 30°43'16" E	35.40'
C172	147.50'	21°25'38"	5.69'	S 31°47'09" E	5.69'
C173	147.50'	16°17'10"	41.93'	S 22°32'15" E	41.79'
C174	147.50'	16°25'35"	42.29'	S 08°10'52" E	42.14'
C175	147.50'	16°25'35"	42.29'	S 10°14'43" W	42.14'
C176	147.50'	16°25'35"	42.29'	S 26°40'18" W	42.14'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L41	N 32°53'28" W	7.57'

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



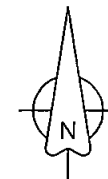
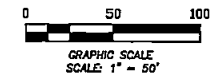
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Arbors at Rivertown - Phase Two

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



CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	192.00'	190°29'01"	638.32'	N 37°29'06" E	382.39'
C4	142.00'	36°10'11"	94.60'	N 76°50'30" W	92.88'
C5	25.00'	10°00'18"	4.37'	S 37°53'57" E	4.36'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	100.00'	65°7'44"	15.64'	S 37°22'20" E	15.63'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	130.00'	65°7'44"	20.33'	S 37°22'20" E	20.31'
C44	62.00'	25°44'01"	275.50'	N 10°48'41" E	98.59'
C45	25.00'	7°44'01"	32.58'	S 79°11'19" E	30.32'
C46	70.00'	65°7'44"	10.55'	S 37°22'20" E	10.94'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C52	260.00'	65°7'44"	40.67'	S 37°22'20" E	40.63'
C127	62.00'	26°41'56"	28.89'	S 65°12'10" E	28.63'
C128	62.00'	42°07'25"	45.58'	S 89°36'50" E	44.56'
C129	62.00'	42°07'25"	45.58'	N 48°13'45" E	44.56'
C130	62.00'	47°01'47"	50.89'	N 03°41'09" E	49.47'
C131	62.00'	47°01'47"	50.89'	N 43°20'58" W	49.47'
C132	62.00'	49°39'55"	53.74'	S 88°18'31" W	52.08'
C183	192.00'	21°18'36"	71.41'	S 57°55'42" E	71.00'
C184	192.00'	42°08'47"	141.12'	S 89°38'24" E	137.97'
C185	192.00'	42°08'06"	141.09'	N 48°13'08" E	137.93'
C186	192.00'	42°08'24"	137.92'	N 03°41'52" E	133.14'
C187	192.00'	37°57'04"	127.18'	N 38°48'52" W	124.86'
C188	142.00'	12°15'09"	30.37'	N 63°52'58" W	30.31'
C189	142.00'	29°55'02"	84.23'	N 82°58'04" W	63.69'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C211	23.00'	46°08'02"	18.21'	S 32°53'28" E	17.76'
C212	184.00'	54°55'21"	176.38'	N 36°01'47" W	168.70'
C213	23.00'	43°10'44"	17.33'	S 41°54'05" E	16.93'
C214	184.00'	11°14'10"	36.08'	N 14°11'11" W	36.03'
C215	184.00'	43°41'11"	140.29'	N 41°39'52" W	138.92'
C216	23.00'	28°14'27"	11.34'	S 49°22'13" E	11.22'
C217	23.00'	14°56'18"	6.00'	S 27°46'51" E	5.99'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	S 44°26'23" E	18.22'
L2	S 57°06'32" W	4.66'
L3	S 32°53'28" E	12.60'

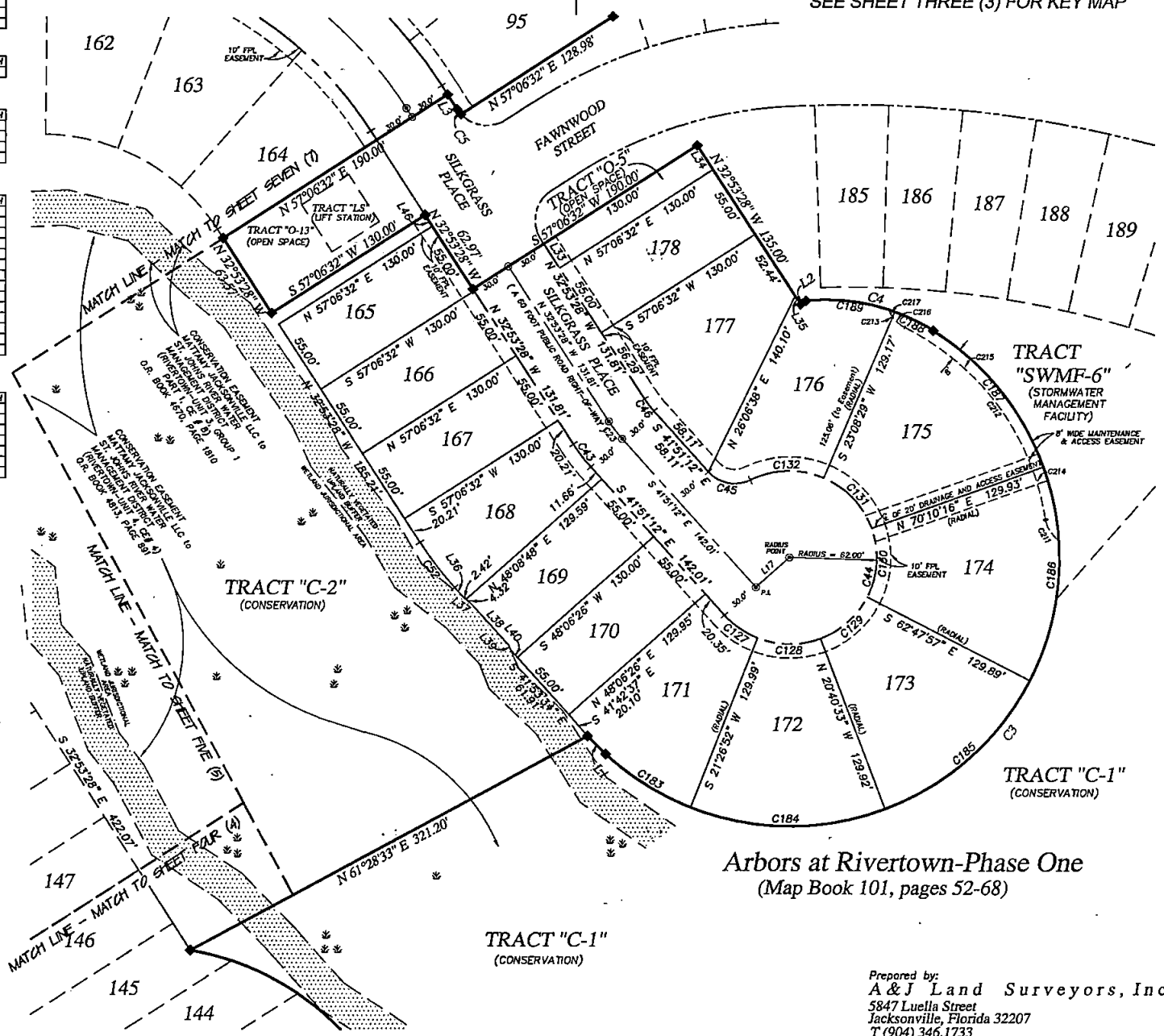
LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L17	S 48°08'48" W	32.00'

LINE TABLE FOR LOTS AND TRACTS

LINE	BEARING	DISTANCE
L33	S 32°53'28" E	20.52'
L34	S 32°53'28" E	20.52'
L35	S 32°53'28" E	7.04'
L36	N 41°51'12" W	8.29'
L37	N 51°38'23" W	6.74'
L38	N 42°00'11" W	40.16'
L39	N 23°28'42" W	3.33'
L40	N 41°53'34" W	6.91'
L46	S 32°53'28" E	9.58'

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED



Arbors at Rivertown-Phase One
(Map Book 101, pages 52-68)

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Arbors at Rivertown - Phase Two

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MAP BOOK _____ PAGE _____

SHEET SEVEN (7) of TEN (10) SHEETS

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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	25.00'	10°00'16"	4.37'	S 57°06'52" E	4.36'
C6	467.50'	25°09'52"	205.33'	N 42°28'06" W	203.68'
C7	15.00'	64°26'11"	16.87'	N 53°42'39" W	15.99'
C8	157.66'	15°12'51"	36.36'	N 34°04'56" E	36.26'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	307.50'	180°00'00"	966.04'	S 57°06'52" W	616.00'
C24	250.00'	41°55'21"	182.92'	S 27°14'07" W	178.87'
C211	307.50'	51°31'26"	276.52'	N 58°39'11" W	267.30'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	337.50'	42°41'56"	251.52'	N 54°14'26" W	245.74'
C26	25.00'	81°51'50"	35.72'	S 34°39'29" E	32.78'
C27	220.00'	38°28'29"	147.73'	S 26°30'40" W	144.97'
C28	25.00'	59°53'19"	26.13'	S 74°41'32" W	24.95'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C54	147.50'	56°32'58"	145.38'	N 61°09'57" W	139.74'
C57	337.50'	5°49'46"	34.34'	N 35°48'21" W	34.32'
C58	337.50'	6°54'10"	52.44'	N 43°10'19" W	52.49'
C59	337.50'	6°46'13"	51.66'	N 52°00'30" W	51.61'
C60	337.50'	8°08'51"	52.90'	N 60°53'02" W	52.85'
C61	337.50'	8°44'33"	51.50'	N 69°44'44" W	51.43'
C62	337.50'	1°29'23"	8.66'	N 74°51'12" W	8.68'
C63	220.00'	12°51'33"	42.38'	S 12°42'12" W	49.27'
C64	220.00'	14°23'45"	55.27'	S 26°35'23" W	55.13'
C65	220.00'	10°57'40"	42.09'	S 39°16'05" W	42.02'
C66	25.00'	37°25'42"	16.33'	S 63°27'46" W	16.04'
C123	277.50'	6°23'43"	30.97'	S 87°21'42" W	30.98'
C124	277.50'	20°26'20"	98.99'	N 79°13'16" W	98.47'
C125	277.50'	20°26'20"	98.99'	N 59°46'57" W	98.47'
C126	277.50'	15°40'19"	76.50'	N 40°43'57" W	75.67'
C133	467.50'	08°50'04"	72.08'	N 34°18'12" W	72.01'
C134	467.50'	8°34'50"	70.01'	N 43°00'39" W	69.95'
C135	467.50'	7°44'58"	63.23'	N 51°10'33" W	63.18'
C136	472.70'	9°05'48"	75.05'	N 69°10'12" W	74.92'
C160	147.50'	20°26'20"	52.62'	N 25°13'16" W	52.34'
C181	147.50'	20°26'20"	52.62'	N 58°46'57" W	52.34'
C182	147.50'	15°40'19"	40.35'	N 40°43'57" W	40.22'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L3	S 32°53'28" E	12.60'
L4	N 85°55'45" W	30.65'
L5	N 81°39'53" W	20.86'
L6	N 18°28'04" E	65.26'
L7	N 67°55'31" E	12.69'
L8	N 28°22'49" E	3.22'
L9	N 65°54'37" E	33.33'
L10	N 54°22'37" E	21.23'
L11	N 19°10'10" E	18.50'
L12	N 47°49'07" E	5.78'
L13	N 62°37'29" E	21.59'

LINE TABLE FOR CENTERLINE DATA

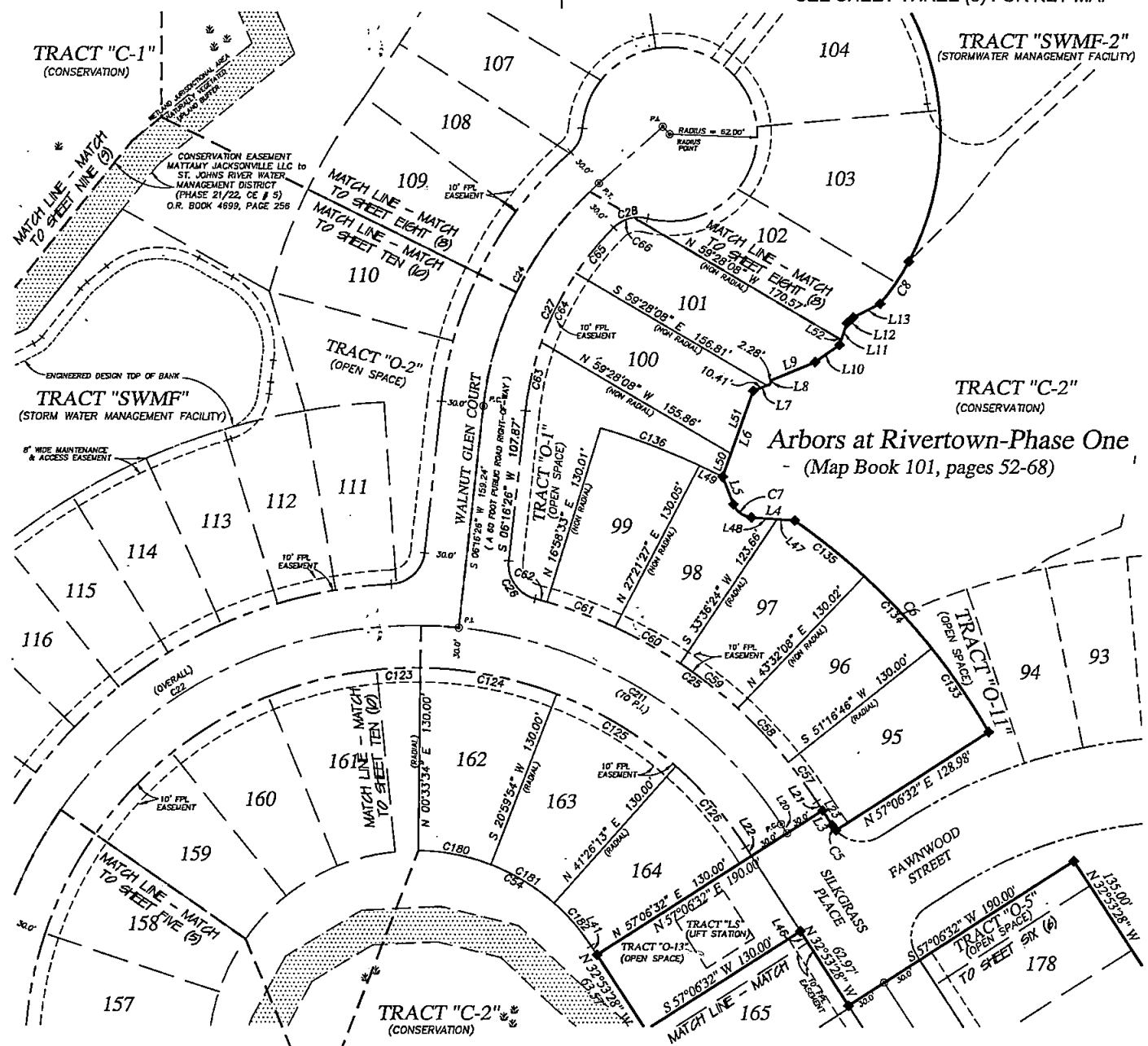
LINE	BEARING	DISTANCE
L20	N 32°53'28" W	7.57'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L21	N 32°53'28" W	7.57'
L22	S 32°53'28" E	7.57'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L23	N 32°53'28" W	20.16'
L41	N 32°53'28" W	7.57'
L47	N 85°55'45" W	12.59'
L48	N 85°55'45" W	18.06'
L49	S 83°41'37" W	18.19'
L50	N 19°26'04" E	17.64'
L51	N 19°26'04" E	47.62'
L52	N 19°10'10" E	3.80'

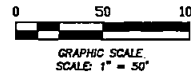
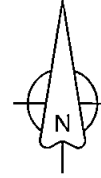


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Arbors at Rivertown - Phase Two

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, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of TEN (10) SHEETS

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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	157.66'	13°12'51"	36.36'	N 34°04'56" E	36.28'
C9	192.00'	11°41'03"	392.81'	N 29°03'59" W	322.37'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L11	N 19°10'10" E	16.50'
L12	N 4°49'07" E	5.78'
L13	N 82°37'29" E	21.59'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L24	S 38°22'42" W	108.75'
L25	S 64°25'45" W	78.12'
L42	S 44°50'12" W	9.11'
L43	S 81°24'12" W	15.15'
L53	N 19°10'10" E	12.70'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	250.00'	41°55'21"	182.92'	S 27°14'07" W	178.87'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L18	S 48°11'47" W	60.77'
L19	N 41°48'13" W	7.26'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	25.00'	59°53'15"	26.13'	S 74°41'32" W	24.89'
C29	62.00'	28°04'49"	303.80'	N 35°44'14" W	79.09'
C30	25.00'	44°18'25"	19.31'	N 26°02'35" E	18.65'
C31	280.00'	41°55'21"	204.87'	S 27°14'07" W	200.33'

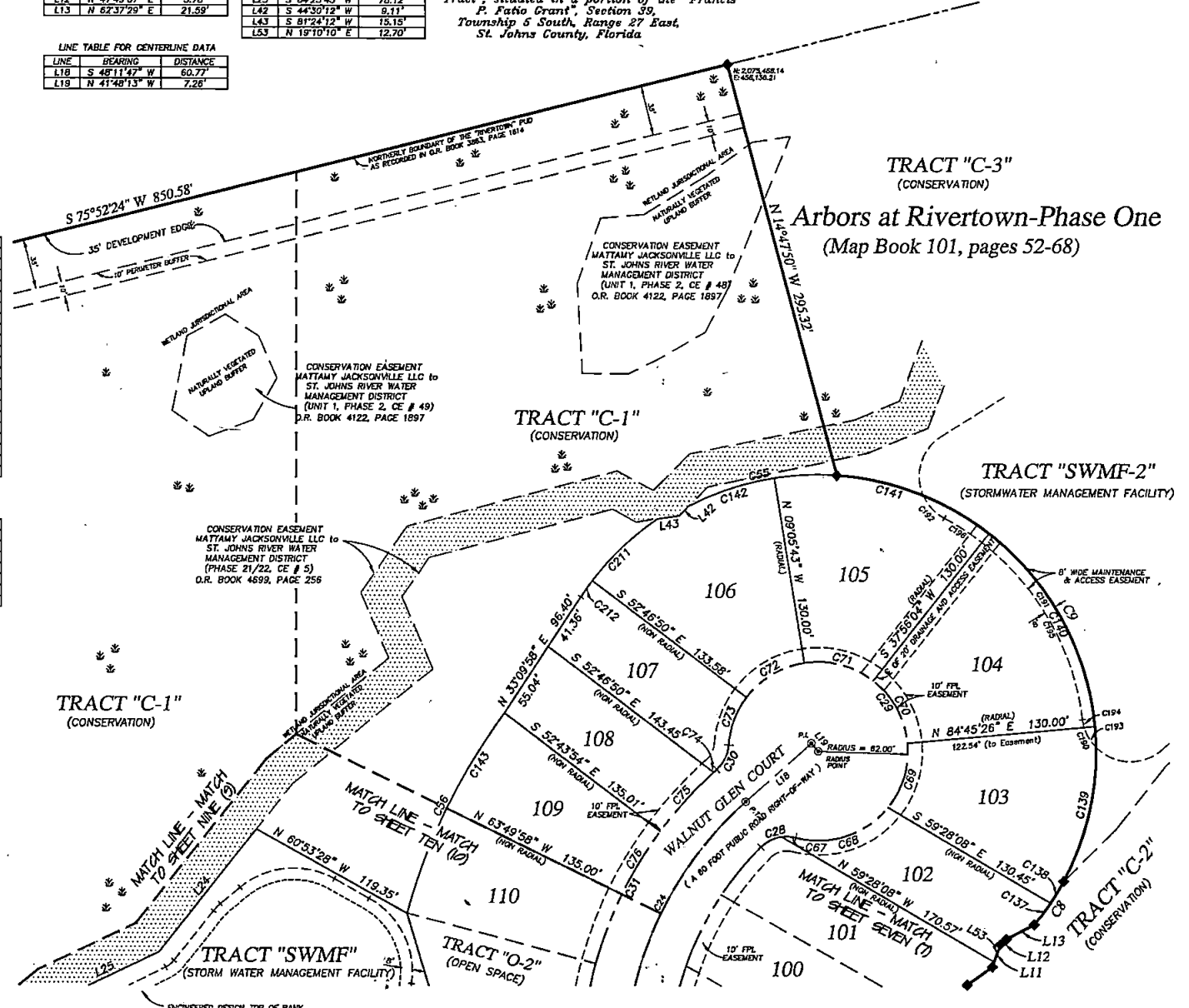
CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C55	192.00'	31°40'24"	106.14'	S 78°00'30" W	104.79'
C58	415.00'	21°25'05"	165.13'	S 25°53'45" W	154.23'
C67	26.00'	22°27'33"	9.80'	N 66°35'37" W	9.74'
C68	62.00'	58°41'39"	71.05'	N 21°47'20" E	67.26'
C69	62.00'	44°11'05"	47.81'	N 16°50'58" E	46.64'
C70	62.00'	46°49'21"	50.67'	N 28°39'15" W	49.27'
C71	62.00'	47°01'47"	50.89'	N 25°34'49" W	49.47'
C72	62.00'	44°04'51"	47.70'	S 58°61'52" W	46.53'
C73	62.00'	32°58'04"	35.84'	S 29°21'24" W	35.19'
C74	280.00'	0°55'47"	2.81'	S 47°53'54" W	2.91'
C75	280.00'	11°18'54"	58.30'	S 41°56'33" W	55.04'
C76	280.00'	10°28'12"	51.25'	S 31°02'30" W	51.18'
C137	157.66'	6°51'59"	18.88'	N 37°15'33" E	18.87'
C138	157.66'	6°21'12"	17.48'	N 30°39'07" E	17.47'
C139	192.00'	13°15'54"	111.47'	N 11°23'23" E	109.91'
C140	192.00'	46°49'21"	156.80'	N 28°39'15" W	152.57'
C141	192.00'	47°01'47"	157.60'	N 25°34'49" W	153.21'
C142	192.00'	18°43'59"	62.78'	S 71°32'18" W	62.50'
C143	415.00'	10°41'12"	72.40'	S 31°15'42" W	72.29'
C211	195.58'	18°19'46"	62.57'	S 46°15'15" W	62.30'
C211	195.58'	04°01'47"	13.76'	S 35°04'29" W	13.75'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C190	33.00'	37°49'01"	21.78'	S 25°50'51" E	21.39'
C191	184.00'	64°44'24"	175.75'	N 34°18'33" W	169.18'
C192	33.00'	37°49'01"	21.78'	S 42°46'14" E	21.39'
C193	33.00'	28°17'23"	16.29'	S 39°36'40" E	16.13'
C194	33.00'	67°11'56"	5.49'	N 11°42'29" E	5.46'
C195	184.00'	45°07'35"	144.92'	N 29°30'08" W	141.20'
C196	184.00'	9°36'49"	30.87'	N 56°52'20" W	30.84'

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



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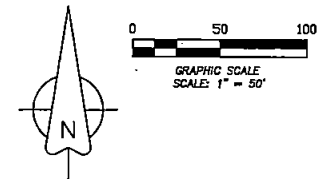
Arbors at Rivertown - Phase Two

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MAP BOOK _____ PAGE _____

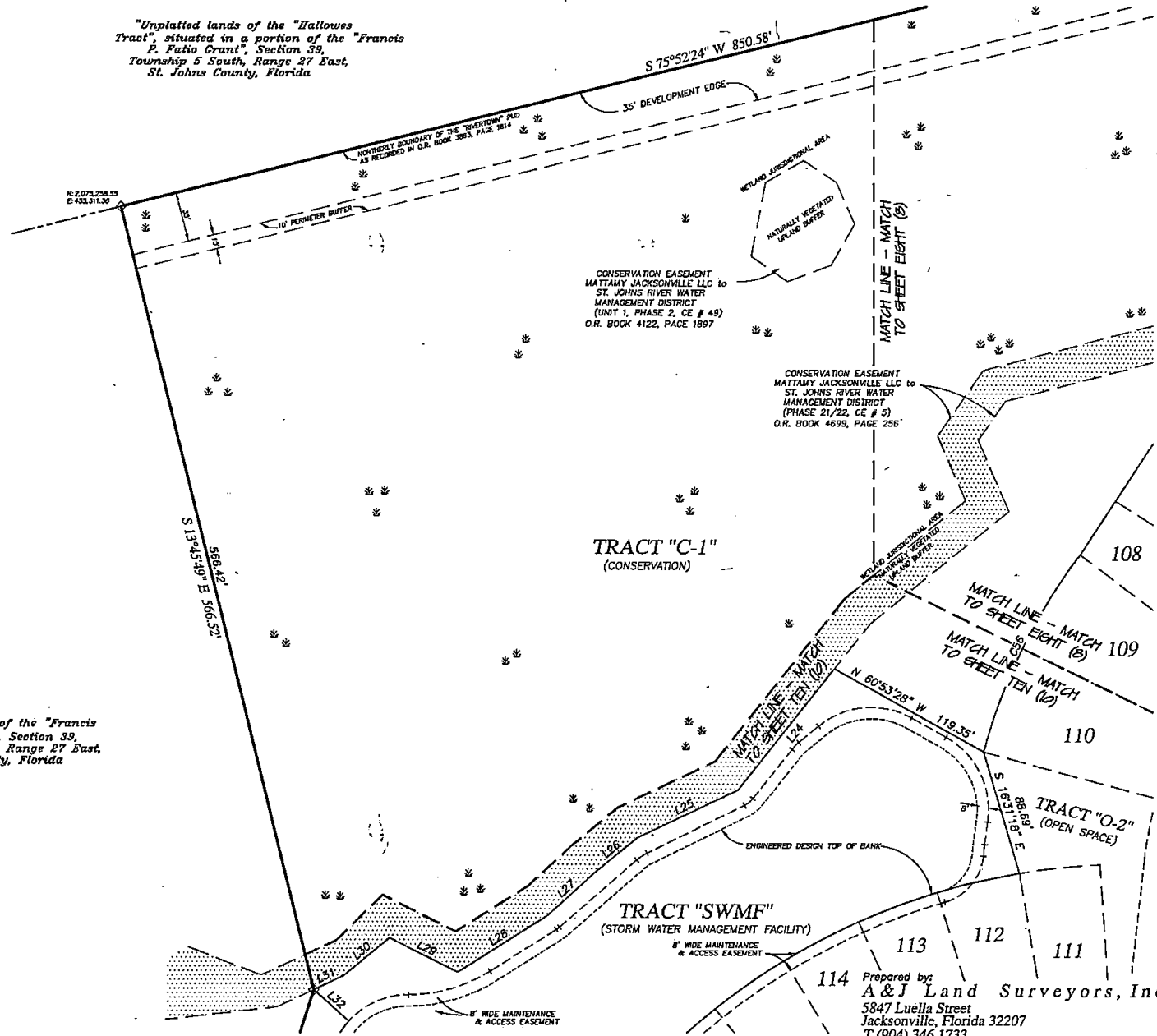
SHEET NINE (9) of TEN (10) SHEETS

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



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

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



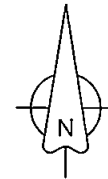
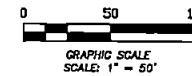
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GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP



CURVE TABLE FOR JEA UTILITY EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C211	337.50'	1°52'28"	11.04'	S 28°41'14" W	11.04'
C212	337.40'	5°56'51"	35.02'	S 24°48'54" W	35.01'

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	467.50'	49°35'43"	404.67'	S 09°05'36" E	392.15'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	307.50'	18°00'00"	98.04'	S 57°06'30" W	615.00'
C24	250.00'	41°55'21"	182.92'	S 27°14'07" W	178.87'
C212	307.50'	128°28'34"	689.52'	S 31°20'48" W	653.87'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	25.00'	81°31'50"	35.72'	S 34°39'29" E	32.76'
C31	280.00'	47°55'21"	204.87'	S 27°14'07" W	200.33'
C32	23.00'	80°40'54"	35.20'	N 46°38'53" E	32.37'
C33	337.50'	119°50'47"	708.60'	S 27°01'56" W	684.11'
C42	277.50'	180°00'00"	871.79'	S 57°05'32" W	555.00'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C47	58.50'	84°00'50"	82.85'	S 00°10'45" W	75.62'
C48	48.54'	29°08'19"	23.67'	N 27°08'50" W	23.41'
C49	64.15'	59°20'38"	66.44'	S 47°48'12" E	63.51'
C50	248.18'	10°15'59"	44.47'	S 83°20'46" E	44.41'
C51	54.00'	44°35'20"	48.77'	N 69°14'35" E	48.52'
C53	147.50'	11°00'18"	30.11'	S 28°38'11" W	281.60'
C54	147.50'	58°32'58"	145.58'	N 61°09'57" W	139.74'
C56	415.00'	21°25'05"	155.13'	S 25°53'45" W	154.23'
C76	280.00'	10°28'12"	51.25'	S 31°02'30" W	51.18'
C77	280.00'	10°31'34"	51.44'	S 20°32'07" W	51.37'
C78	280.00'	8°59'54"	43.97'	S 10°46'23" W	43.93'
C79	25.00'	7°03'15"	31.80'	N 42°48'13" E	29.76'
C80	25.00'	7°37'19"	3.33'	N 83°08'40" E	3.32'
C81	337.50'	6°44'27"	39.71'	S 83°35'08" W	39.68'
C82	337.50'	7°13'52"	42.60'	S 76°35'57" W	42.57'
C83	337.50'	7°13'52"	42.60'	S 69°22'04" W	42.57'
C84	337.50'	7°13'52"	42.60'	S 62°08'12" W	42.57'
C85	337.50'	7°13'52"	42.60'	S 54°54'19" W	42.57'
C86	337.50'	7°13'52"	42.60'	S 47°40'27" W	42.57'
C87	337.50'	7°13'01"	42.51'	S 40°27'01" W	42.48'
C88	337.50'	7°13'02"	42.51'	S 33°13'59" W	42.48'
C89	337.50'	14°51'39"	87.54'	S 22°11'39" W	87.29'
C120	277.50'	16°25'35"	79.58'	S 43°09'33" W	79.29'
C121	277.50'	16°25'35"	79.58'	S 59°31'28" W	79.29'
C122	277.50'	16°25'35"	79.58'	S 75°57'03" W	79.29'
C123	277.50'	6°23'43"	30.97'	S 87°21'42" W	30.96'
C144	415.00'	10°43'54"	77.73'	S 20°33'09" W	77.62'
C145	467.49'	6°56'30"	56.84'	N 83°41'09" E	56.80'
C146	467.49'	6°56'30"	56.84'	N 84°38'10" E	56.80'
C147	467.49'	7°13'53"	59.00'	S 76°35'57" W	58.96'
C148	467.49'	7°13'53"	59.00'	S 69°22'04" W	58.96'
C149	467.49'	7°13'53"	59.00'	S 62°08'12" W	58.96'
C150	467.49'	7°13'53"	59.00'	S 54°54'19" W	58.96'
C151	467.49'	7°13'53"	59.00'	S 47°40'26" W	58.96'
C152	467.49'	7°13'01"	58.89'	S 40°26'56" W	58.85'
C153	467.49'	7°13'01"	58.89'	S 33°13'56" W	58.85'
C154	467.50'	1°56'26"	15.83'	S 15°44'02" W	15.83'
C177	147.50'	16°25'35"	42.29'	S 43°05'53" W	42.14'
C178	147.50'	16°25'35"	42.29'	S 59°31'28" W	42.14'
C179	147.50'	16°25'35"	42.29'	S 75°57'03" W	42.14'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C47	58.50'	84°00'50"	82.85'	S 00°10'45" W	75.62'
C48	48.54'	29°08'19"	23.67'	N 27°08'50" W	23.41'
C49	64.15'	59°20'38"	66.44'	S 47°48'12" E	63.51'
C50	248.18'	10°15'59"	44.47'	S 83°20'46" E	44.41'
C51	54.00'	44°35'20"	48.77'	N 69°14'35" E	48.52'
C53	147.50'	11°00'18"	30.11'	S 28°38'11" W	281.60'
C54	147.50'	58°32'58"	145.58'	N 61°09'57" W	139.74'
C56	415.00'	21°25'05"	155.13'	S 25°53'45" W	154.23'
C76	280.00'	10°28'12"	51.25'	S 31°02'30" W	51.18'
C77	280.00'	10°31'34"	51.44'	S 20°32'07" W	51.37'
C78	280.00'	8°59'54"	43.97'	S 10°46'23" W	43.93'
C79	25.00'	7°03'15"	31.80'	N 42°48'13" E	29.76'
C80	25.00'	7°37'19"	3.33'	N 83°08'40" E	3.32'
C81	337.50'	6°44'27"	39.71'	S 83°35'08" W	39.68'
C82	337.50'	7°13'52"	42.60'	S 76°35'57" W	42.57'
C83	337.50'	7°13'52"	42.60'	S 69°22'04" W	42.57'
C84	337.50'	7°13'52"	42.60'	S 62°08'12" W	42.57'
C85	337.50'	7°13'52"	42.60'	S 54°54'19" W	42.57'
C86	337.50'	7°13'52"	42.60'	S 47°40'27" W	42.57'
C87	337.50'	7°13'01"	42.51'	S 40°27'01" W	42.48'
C88	337.50'	7°13'02"	42.51'	S 33°13'59" W	42.48'
C89	337.50'	14°51'39"	87.54'	S 22°11'39" W	87.29'
C120	277.50'	16°25'35"	79.58'	S 43°09'33" W	79.29'
C121	277.50'	16°25'35"	79.58'	S 59°31'28" W	79.29'
C122	277.50'	16°25'35"	79.58'	S 75°57'03" W	79.29'
C123	277.50'	6°23'43"	30.97'	S 87°21'42" W	30.96'
C144	415.00'	10°43'54"	77.73'	S 20°33'09" W	77.62'
C145	467.49'	6°56'30"	56.84'	N 83°41'09" E	56.80'
C146	467.49'	6°56'30"	56.84'	N 84°38'10" E	56.80'
C147	467.49'	7°13'53"	59.00'	S 76°35'57" W	58.96'
C148	467.49'	7°13'53"	59.00'	S 69°22'04" W	58.96'
C149	467.49'	7°13'53"	59.00'	S 62°08'12" W	58.96'
C150	467.49'	7°13'53"	59.00'	S 54°54'19" W	58.96'
C151	467.49'	7°13'53"	59.00'	S 47°40'26" W	58.96'
C152	467.49'	7°13'01"	58.89'	S 40°26'56" W	58.85'
C153	467.49'	7°13'01"	58.89'	S 33°13'56" W	58.85'
C154	467.50'	1°56'26"	15.83'	S 15°44'02" W	15.83'
C177	147.50'	16°25'35"	42.29'	S 43°05'53" W	42.14'
C178	147.50'	16°25'35"	42.29'	S 59°31'28" W	42.14'
C179	147.50'	16°25'35"	42.29'	S 75°57'03" W	42.14'

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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C47	58.50'	84°00'50"	82.85'	S 00°10'45" W	75.62'
C48	48.54'	29°08'19"	23.67'	N 27°08'50" W	23.41'
C49	64.15'	59°20'38"	66.44'	S 47°48'12" E	63.51'
C50	248.18'	10°15'59"	44.47'	S 83°20'46" E	44.41'
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