

Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE
ZONING
AREA
No. LOTS
Min. Lot Size

RURAL RESIDENTIAL
PUD
74 AC.
52
1000 Sq. Ft.

PLAT BOOK 46 PAGE 1

SHEET 1 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

CAPTION

A subdivision of a part of Section 24, Township 5 South, Range 24 East, Clay County, Florida and more particularly described as follows:
Commence at the northwest corner of said Section 24; thence South 89 degrees 40 minutes 52 seconds East, along the north line of said Section 24, a distance of 650.04 feet to the Point of Beginning; thence continue South 89 degrees 40 minutes 52 seconds East, along said north line of Section 24, a distance of 1350.00 feet; thence South 00 degrees 19 minutes 08 seconds West, 1763.58 feet to a point on the northeasterly right-of-way line of County Road No. C-218 (a 100 foot right-of-way as now established); thence North 58 degrees 52 minutes 44 seconds West, along said line, a distance of 1660.31 feet to a point on the easterly line of Ravines Road; thence northerly along the easterly line of said Ravines Road, run the following (3) courses and distances: Course No. (1) North 31 degrees 06 minutes 57 seconds East, 50.01 feet to the point of a curve to the left; Course No. (2) thence along and around said curve to the left concave northwesterly, having a radius of 449.26 feet, through a central angle of 31 degrees 57 minutes 18 seconds, an arc distance of 250.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15 degrees 08 minutes 18 seconds East, 247.33 feet; Course No. (3) North 00 degrees 50 minutes 21 seconds West, 631.45 feet to the Point of Beginning.
Containing 42.23 acres, more or less.

AND
A subdivision of a part of Section 24, Township 5 South, Range 24 East, Clay County, Florida and more particularly described as follows:
Commence at the northwest corner of said Section 24; thence South 89 degrees 40 minutes 52 seconds East, along the north line of said Section 24, a distance of 5255.28 feet to a point on the westerly right-of-way line of Green Road (an 80 foot right-of-way as now established); thence South 00 degrees 12 minutes 36 seconds East, along said line, a distance of 2641.30 feet to an angle point in said westerly right-of-way line; thence continue along said westerly right-of-way line, South 00 degrees 48 minutes 35 seconds East, 140.32 feet to the Point of Beginning; thence continue South 00 degrees 48 minutes 35 seconds East, along said westerly right-of-way line of Green Road, a distance of 850.00 feet to a point on the northeasterly right-of-way line of County Road No. C-218 (a 100 foot right-of-way as now established); thence North 58 degrees 52 minutes 44 seconds West, along said line, a distance of 2400 feet, more or less to its intersection with the centerline of a variable width branch; thence northeasterly and southeasterly along the centerline of said branch, 2000 feet, more or less to a point that bears North 42 degrees 18 minutes 35 seconds West, and being 500 feet, more or less from the Point of Beginning; thence South 42 degrees 18 minutes 35 seconds East, 500 feet, more or less, to the Point of Beginning.
Containing 37 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that Abaco Blue, Inc., a Florida corporation, hereinafter "Dedicator" is the lawful owner of the lands described in the caption hereon, known as Ravines Crossing UNIT ONE having caused the same to be surveyed and subdivided. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Sunset Ridge Road, Half Moon Circle and Moonrise Court, as shown herein, hereinafter the "Streets", are hereby irrevocably dedicated to Clay County, its successors and assigns, and all drainage easements as may be shown on this plat are hereby irrevocably dedicated to Clay County, its successors and assigns, and are subject to the following covenants which shall run with the lands.

The Dedicator, its successors and assigns, owns the underlying fee simple title to the area depicted on this plat as Tract "A", hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tract cannot be used for any purposes other than those hereinafter described for the storm water management easements. An easement, hereinafter the "Easement", situated within the entire physical limits of the Tract, is hereby dedicated to Clay County, its successors and assigns, for the purpose of permitting Clay County, its successors and assigns, to discharge therein all water which may fall or come upon the Streets, and all water which may flow or pass from the Streets, from adjacent lands, or from any other source of public waters into or through the Easement, without any liability whatsoever on the part of Clay County, its successors and assigns, for any damage, injury or losses to persons or property resulting from the acceptance or use of the Easement by Clay County, its successors and assigns.

Clay County, by the acceptance of this plat for recording, shall not be deemed, on behalf of itself, its successors or assigns, to have accepted any duty, obligation, liability or responsibility whatsoever to maintain any storm water retention or detention ponds presently or hereafter located or constructed within the Easement; to maintain any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed within the Easement and/or associated therewith; to remove or treat any aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come within the Easement; or to maintain or preserve water purity, quality, level or depth within the Easement. The foregoing notwithstanding, Clay County, its successors and assigns, shall have the right to undertake and perform any and all of the aforesaid activities at any time or times it may choose in its sole discretion without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake, repeat or perform the same or similar activities thereafter; and to effect modification of or to any storm water retention or detention ponds and other facilities located within the Easement, including, but not limited to, the installation, modification and/or removal of any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment associated therewith, without being deemed to have accepted any duty, obligation, liability or responsibility whatsoever to undertake maintenance thereafter.

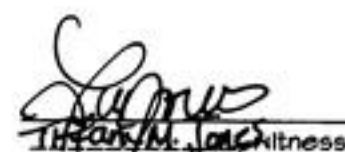
The Dedicator does hereby covenant in favor of Clay County, its successors and assigns, that it will be and remain affirmatively responsible, obligated and liable for construction, installation and subsequent maintenance of all storm water management facilities within the Tract required by Clay County as of the date of its acceptance of this plat, as well as those required under any permit issued by any and all governmental agencies with jurisdiction, including but not limited to, any storm water retention or detention ponds presently or hereafter located or constructed therein, and any filtration systems, control structures, underdrains, pipes or other facilities, fixtures or equipment installed therein and/or associated therewith; and for removing or treating aquatic plants, animals, soil, chemicals, or any other substance or thing that might be found or come therein; and for maintaining or preserving water purity, quality, level or depth therein. The foregoing covenant is a personal covenant of the Dedicator to Clay County unless assigned to a homeowner's association as hereinafter provided, and shall also run with all of the lands depicted within the confines of this plat and shall be assumed by each of the successors and assigns of the Dedicator. The foregoing notwithstanding, the Dedicator may assign the burden of its personal covenant hereinabove described to a homeowner's association, hereinafter the "Association", created as a corporate entity under the laws of the State of Florida, existing in perpetuity, and invested with the power, duty and authority to levy mandatory assessments against each lot depicted on this plat to provide sufficient and adequate funding for the perpetual maintenance of the above-described storm water management facilities. In the event of such assignment by the Dedicator to the Association thereof, as evidenced by the recording of an appropriate instrument in the public records of Clay County, Florida, executed on behalf of both the Dedicator and the Association, wherein the Association affirmatively accepts the assignment of the personal covenant and the responsibility for all matters hereinabove covenanted by the Dedicator, then the Dedicator shall be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising thereunder, the Association being deemed to have succeeded to the same. If and only if Clay County its successors or assigns, shall affirmatively accept responsibility for maintenance under the Easement, as evidenced by the adoption of a formal resolution by the governing body of Clay County, its successors or assigns, spread upon the minutes thereof, and, if required by the County, the recording of an appropriately executed instrument conveying to Clay County the fee simple title to the Tract wherein such storm water management facilities have been constructed, then the Dedicator and the Association shall both be deemed to have been completely released from all responsibilities, obligations and liabilities thereafter arising under the personal covenant. Further, said personal covenant shall be deemed to have terminated upon the adoption of said resolution with respect to the Tract.

Until Clay County, its successors and assigns, in its sole discretion, elects to undertake the responsibility for maintenance of the storm water management facilities within the Tract, the Dedicator does hereby covenant and agree to indemnify Clay County and save it harmless from suits, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes and filtration systems and other storm water management facilities. This indemnification shall run with the land and successors and assigns of the Dedicator shall be subject to and bound by it.

The Dedicator, on behalf of itself, its successors and assigns, does hereby covenant in favor of Clay County, its successors and assigns, that it shall not enter upon or use any portion of the Tract for any purpose inconsistent with the storm water management facilities hereinabove described. In this regard, except as the same may be related directly to the activities and uses authorized in connection therewith, the Dedicator, its successors and assigns, shall not undertake any dredge or fill activities within the Tract, nor place or plant, or cause or suffer to be placed or planted, any temporary or permanent structures or vegetation of any kind encroaching within, on, over or across the Tract, including but not limited to fences, hedges, fountains or bulkheads.

Tracts "A", "B", "C", "D-1", "D-2", "D-3", "E", "F", "G", "H", "J", "K", "L", "M", "N", "P", "Q" and "R" are reserved unto the Dedicator, its successors and/or assigns.
Tract "S" is dedicated to Clay County Utility Authority.
The Easements described in General Notes 15 through 19 herein, shall be irrevocably dedicated as stated therein.

IN WITNESS WHEREOF, Abaco Blue, Inc., a Florida corporation
has caused these presents to be executed on its behalf as of the date shown below.


Phil D. Yonge, Witness


Wendy J. Wood, Witness

Abaco Blue, Inc.
a Florida corporation
By: 
Phil D. Yonge, Its President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 17th day of May, 2004,
by Phil D. Yonge, as president of Abaco Blue, Inc., a Florida corporation,
on behalf of the corporation


Wendy J. Wood
Notary Public, State of Florida



Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
74 AC.
52
7000 Sq. Ft.

PLAT BOOK 46 PAGE 2

SHEET 2 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 16th day of July, 2004.

Cheryl Miller
Director, Department of Zoning

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 26th day of MAY, 2004.

Phil Lane
Director, Department of Planning

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 15th day of July, 2004.

Cle T. W.
Director, Department of Engineering

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 17th day of JULY, 2004,
by the Board of County Commissioners, Clay County, Florida.

Robert Williams
Clerk of the Board

Phil Fitzgerald
Chairman of the Board

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owner of this subdivision does hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in said subdivision from said owner, that said owner shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this final plat insofar as the same effects a lot or lots sold.

Time of such performance being of the essence, said guarantee shall be part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owner to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Abaco Blue, Inc.
a Florida corporation

Tiffany M. Jones
Tiffany M. Jones, Witness

Monty Murphy
Monty Murphy, Witness

Phil D. Tenge
Phil D. Tenge, Its President

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes, as amended, and is filed for record in Plat Book 46 Pages 2 through 4 of the public records of Clay County, Florida this 22nd day of July, 2004.

James B. Jones
Clerk of the Circuit Court

MORTGAGEE'S JOINDER

Bank of America, N.A., owner and holder of that certain Mortgage dated January 16, 2004 and recorded February 12, 2004 in Official Records Book 2330, page 392 of the public records of Clay County, Florida, and Subordination Agreement dated January 16, 2004 and recorded February 12, 2004 in Official Records Book 2330, page 416 of said public records, hereby consents to this plat and joins in its dedication.

Bank of America, N.A.

David White
David White, Witness

Wendy J. Wood
Wendy J. Wood, Witness

By: G. Ross Williams
G. Ross Williams, Its Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 16th day of May, 2004, by D.R. Williams as vice president of Bank of America, N.A., on behalf of the bank.

Betty J. Johnson
Betty J. Johnson
Notary Public, State of Florida



MORTGAGEE'S JOINDER

Linda Jennings Odum, owner and holder of that certain Mortgage dated January 16, 2004 and recorded February 12, 2004 in Official Records Book 2330, page 429 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

Tiffany M. Jones
Tiffany M. Jones, Witness

Wendy J. Wood
Wendy J. Wood, Witness

By: Linda Jennings Odum
Linda Jennings Odum

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 17th day of May, 2004, by Linda Jennings Odum.

Wendy J. Wood
Wendy J. Wood
Notary Public, State of Florida



SURVEYOR'S CERTIFICATE OF REVIEW

The undersigned surveyor hereby certifies that he has been retained by Clay County to review this plat on behalf of Clay County, Florida, in accordance with the requirements of Section 177.08(1), Florida Statutes (1998), and has determined that said plat conforms with the requirements of Chapter 177, Florida Statutes.

The undersigned did not prepare this plat.

This certificate is made as of the 21st day of MAY, 2004.

Matthew A. Griffin
Matthew A. Griffin
Florida Registration No. 3143
2554 Blanding Blvd. Middleburg, FL

SURVEYOR'S CERTIFICATE

This is to certify that this plat is a correct representation of the lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat in accordance with Chapter 177, Florida Statutes, as amended, and that Permanent Control Points will be set as shown in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data shown on said plat complies with all the requirements of said chapter.

Signed this 25th day of May, 2004.

Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32067-1000

Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING AREA	RUD
NO LOTS	71 AC.
MIN. LOT SIZE	52
	7000 Sq. Ft.

PLAT BOOK 46 PAGE 3

SHEET 3 OF 11 SHEETS

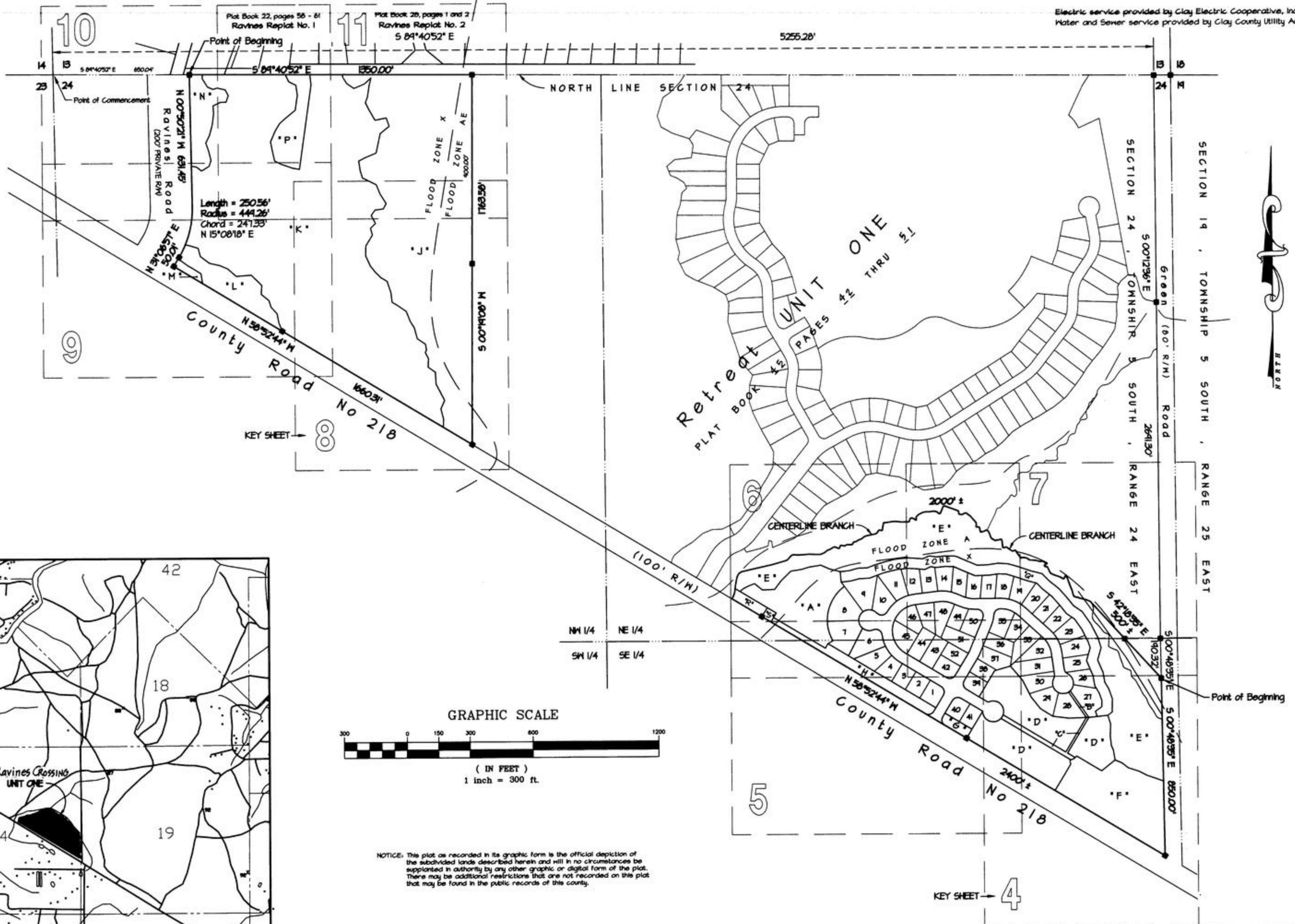
TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.



NOTICE: This plot as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.

Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
74 AC.
32
7000 Sq. Ft.

PLAT BOOK 46 PAGE 4

SHEET 4 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

Green (80' R/W) Road

(Official Records Book 144, page 567)

5 00' 40' 35" E

850.00'

Official Records Book 505 page 621)

Point of Beginning

RIGHT-OF-WAY EASEMENT

(Official Records Book 13 page 275 and

Official Records Book 505 page 621)

50' BUFFER EASEMENT

(SEE NOTE 12, SHEET 5)

"SOUTHERN BELL" EASEMENT

(O.R. Book 1140, pg. 623)

TRACT 'E'

JURISDICTIONAL AREA
(SEE NOTE 10, SHEET 5)

TRACT 'F'
RECREATIONAL AREA

TRACT 'D-1'
(Ravines Crossing UNIT TWO)
TRANSITIONAL AREA
(SEE NOTE 11, SHEET 5)

TRACT 'D-2'
(Ravines Crossing UNIT TWO)
TRANSITIONAL AREA
(SEE NOTE 11, SHEET 5)

TRACT 'D-3'
(Ravines Crossing UNIT TWO)
TRANSITIONAL AREA
(SEE NOTE 11, SHEET 5)

SEE SHEET 5 FOR GENERAL NOTES

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION
C36	22.30'	50.00'	11.71'	22.28'	N06°54'35"E
C37	26.02'	175.00'	13.03'	26.00'	N06°54'35"E
C38	54.42'	175.00'	27.43'	54.20'	N08°41'40"E
C39	61.00'	50.00'	30.43'	60.56'	N07°51'07"E
C40	43.86'	30.00'	26.52'	40.07'	S46°41'24"W
C41	15.66'	125.00'	31.43'	12.60'	N14°31'24"W
C42	13.24'	50.00'	54.47'	10.57'	N04°04'16"W
C43	41.47'	175.00'	21.04'	41.87'	N08°44'41"W
C44	64.48'	175.00'	32.87'	64.60'	N06°41'13"W
C45	25.17'	175.00'	12.61'	25.15'	N05°33'48"W
C46	22.25'	125.00'	11.36'	22.22'	N02°32'36"W
C47	21.41'	175.00'	10.47'	21.40'	N43°31'21"W
C48	109.62'	50.00'	58.47'	101.57'	N21°39'12"W
C49	66.35'	125.00'	44.48'	64.64'	N21°39'12"W
C50	63.36'	175.00'	31.43'	62.82'	N24°58'43"W
C51	35.81'	175.00'	17.47'	35.75'	N03°43'34"W
C52	41.15'	30.00'	4.91'	18.83'	N07°25'28"E
C53	39.84'	50.00'	21.07'	36.84'	S05°53'32"W
C54	40.85'	50.00'	21.51'	34.53'	S40°16'31"E
C55	50.04'	50.00'	21.34'	41.48'	N07°46'11"E
C56	39.44'	50.00'	17.40'	32.87'	N08°25'15"E
C57	63.07'	50.00'	36.47'	56.43'	N06°52'24"W
C58	11.02'	30.00'	5.57'	10.46'	S52°27'13"E
C59	17.84'	30.00'	4.91'	17.57'	S24°53'45"E
C60	4.64'	60.00'	4.84'	4.68'	S60°28'43"E
C61	48.21'	200.00'	50.12'	41.23'	S05°14'54"E
C62	183.13'	200.00'	104.84'	185.71'	S26°24'01"W
C63	131.44'	60.00'	10.01'	128.28'	S77°41'52"W
C64	14.20'	60.00'	7.07'	14.20'	N16°07'55"W
C65	10.02'	50.00'	5.03'	10.01'	N03°21'15"E
C66	10.23'	50.00'	5.13'	10.21'	N42°43'10"E
C67	23.54'	50.00'	11.91'	23.32'	N02°09'48"E
C68	4.86'	50.00'	2.43'	4.86'	N18°14'56"E
C69	120.83'	50.00'	13.84'	43.50'	N44°36'51"W
C70	20.14'	50.00'	10.21'	20.00'	N01°07'16"E
C71	120.83'	50.00'	13.84'	43.50'	S60°06'37"E

MATCH TO SHEET 5

MATCH TO SHEET 7

Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.

79 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
74 AC.
52
1000 SQ. FT.

PLAT BOOK 46 PAGE 5

SHEET 5 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
G1	41.12	30.00	30.00	42.49	N76°07'16"E
G2	41.12	30.00	30.00	42.49	S83°52'44"E
G3	41.12	30.00	30.00	42.49	N83°52'44"E
G4	41.12	30.00	30.00	42.49	N76°07'16"E
G5	41.12	30.00	30.00	42.49	S83°52'44"E
G6	41.12	30.00	30.00	42.49	S76°07'16"E
G7	50.57	175.00	25.46	50.40	S60°36'00"E
G8	186.37	80.00	101.36	174.61	S25°11'06"E
G9	181.31	125.00	102.80	165.88	S17°43'07"E
G10	58.12	175.00	26.77	52.42	S83°57'24"E
G11	51.04	175.00	26.78	56.71	S67°36'25"E
G12	55.90	30.00	40.37	48.16	N64°30'03"E
G13	55.32	30.00	30.57	52.54	S61°14'14"E
G14	42.21	30.00	22.49	40.46	S25°26'44"E
G15	46.28	30.00	26.27	46.49	S26°24'07"E
G16	45.47	50.00	24.49	48.42	S60°07'07"E
G17	21.46	50.00	14.04	21.12	N60°05'34"E
G18	55.90	30.00	40.37	48.16	N64°30'03"E
G19	185.58	80.00	106.78	178.42	S47°44'26"E
G20	128.60	125.00	102.81	125.00	S68°42'04"E
G21	64.49	175.00	26.78	64.44	S42°44'45"E
G22	68.85	175.00	26.78	62.81	S64°07'07"E
G23	26.62	175.00	13.34	26.60	S78°48'58"E
G24	64.39	175.00	32.56	64.02	N66°17'17"E
G25	71.09	80.00	34.34	76.20	N62°06'43"E
G26	64.20	125.00	32.89	69.50	N62°06'43"E
G27	25.50	175.00	12.77	25.48	N71°34'16"E
G28	8.21	125.00	4.11	8.21	S64°16'47"E
G29	61.00	80.00	30.49	60.58	S74°02'59"E
G30	42.46	175.00	21.54	42.89	S74°25'50"E
G31	42.62	125.00	21.52	42.42	S60°35'50"E
G32	28.21	175.00	14.33	28.18	S66°04'52"E
G33	55.35	30.00	36.48	46.60	N64°44'57"E
G34	24.86	125.00	12.48	24.83	N65°40'06"E
G35	16.94	125.00	8.31	16.57	N68°51'43"E
G36	22.30	80.00	11.77	22.28	N68°51'43"E
G37	26.02	175.00	13.09	26.00	N68°51'43"E
G38	54.42	175.00	27.49	54.20	N69°41'40"E
G39	61.00	80.00	30.49	60.58	N65°07'07"E
G40	49.88	175.00	26.42	49.07	S46°41'24"E
G41	13.66	125.00	6.78	13.60	N14°31'24"E
G42	13.24	80.00	6.47	13.07	N64°04'16"E
G43	41.47	175.00	21.04	41.81	N68°44'46"E
G44	64.98	175.00	32.87	64.60	N66°17'17"E
G45	25.17	175.00	12.81	25.15	N64°33'48"E
G46	22.29	125.00	11.67	22.22	N62°32'56"E
G47	21.41	175.00	10.17	21.40	N65°31'21"E
G48	109.62	80.00	53.47	101.57	N27°34'12"E
G49	66.39	125.00	44.48	64.64	N27°34'12"E
G50	63.36	175.00	31.49	62.82	N24°58'43"E
G51	35.81	175.00	17.47	35.79	N3°49'54"E
G52	14.51	30.00	4.81	14.51	N0°25'28"E
G53	34.84	30.00	21.07	34.84	S05°51'52"E
G54	40.63	30.00	25.31	39.53	S40°16'31"E
G55	50.04	30.00	27.34	47.48	N67°46'11"E
G56	33.44	50.00	17.40	33.87	N28°25'15"E
G57	69.01	30.00	36.47	56.49	N68°52'24"E
G58	11.02	30.00	5.57	10.46	S62°27'13"E
G59	17.64	30.00	4.91	17.57	S24°59'49"E
G60	4.64	160.00	4.84	4.66	S60°28'43"E
G61	46.21	200.00	50.12	47.25	S57°15'47"E
G62	19.19	200.00	10.84	18.71	S26°24'01"E
G63	14.30	160.00	10.01	13.28	S71°45'21"E
G64	14.30	160.00	10.01	14.30	N16°07'35"E
G65	10.07	50.00	5.09	10.01	N68°28'15"E
G66	10.29	50.00	5.19	10.21	N42°49'07"E
G67	23.54	30.00	11.91	23.52	N62°05'48"E
G68	4.86	30.00	2.43	4.86	N78°14'56"E
G69	120.83	50.00	19.84	120.83	N44°35'51"E
G70	20.14	30.00	10.21	20.00	N81°07'16"E
G71	120.83	50.00	19.84	120.83	S68°06'57"E

GENERAL NOTES

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument shown thus: □
- 3) Tabulated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 20 feet
minimum rear setback = 15 feet
minimum side setback abutting lot = 7.5 feet
minimum side setback abutting street = 20 feet
- 6) Bearings shown hereon are based on N 56°52'44" W for the right-of-way line of County Road No. 218.
- 7) All return radii are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1982, the property shown hereon is situated in ZONE A, AE & X.
- 9) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, or 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.
- 10) No construction, filling, removal of earth, cutting of trees or plants shall take place within the jurisdictional "buffer/area" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "buffer/area". It is the responsibility of the Dedicator/Owner, its successors and assigns, and the entity performing any activity within the "buffer/area" to acquire the necessary written approvals prior to the beginning of any work. This "buffer/area" may be superceded and redefined from time to time by the appropriate agencies.
- 11) Transitional Area, also known as Transitional Reservation Area, is subject to the limitations on use identified in policy 2.3 of the Clay County 2015 Comprehensive Plan, adopted under Ordinance 42-05, as amended. (Ravines Crossing UNIT TWO & THREE). To utilize Transitional Reservation Area for purposes other than agriculture, passive recreation or preservation of natural areas, an amendment to the plan is required to reclassify Transitional Reservation Area to a new land use category.
- 12) Perimeter Buffer shall be vegetated to provide substantially opaque screening.
- 13) C.C.U.A. Denotes Clay County Utility Authority
- 14) C.E.C. Denotes Clay Electric Cooperative
- 15) Whether depicted on the plat or not, the Dedicator/Owner hereby grants Clay Electric Cooperative, Inc., and Clay County Utility Authority, a ten foot (10') wide perpetual easement for utility services over, under, upon and across all lands lying adjacent to, parallel with, and outside of the areas shown on the plat as roads, streets, or other rights of way.
- 16) Where a Clay Electric Cooperative, Inc., easement crosses an easement or right-of-way granted to Clay County Utility Authority, Clay Electric Cooperative, Inc., shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay County Utility Authority shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay Electric Cooperative, Inc.'s facilities.
- 17) Where a Clay County Utility Authority easement crosses an easement or right-of-way granted to Clay Electric Cooperative, Inc., Clay County Utility Authority shall have the right to locate its facilities in said joint use easement area, but such use shall be non-exclusive. Clay Electric Cooperative, Inc., shall use, occupy, and locate facilities in these joint use areas so as to reasonably accommodate Clay County Utility Authority's facilities.
- 18) All easements for water and sewer systems marked C.C.U.A. and shown on plat are hereby irrevocably and without reservation dedicated to Clay County Utility Authority (C.C.U.A.), its successors and assigns.
- 19) All easements for the underground electrical distribution system marked C.E.C. and shown on plat are hereby irrevocably and without reservation dedicated to Clay Electric Cooperative, Inc. (C.E.C.)
- 20) P.C. denotes Point of Curvature
P.T. denotes Point of Tangency
P.C.C. denotes Point of Compound Curve
P.R.C. denotes Point of Reverse Curve
R.P. denotes Radius Point

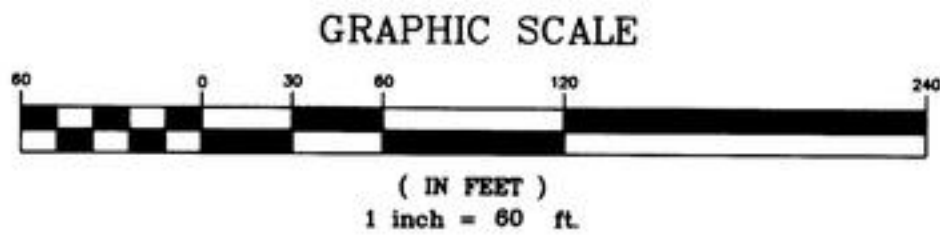
Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.

79 Acres $\pm$

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	50.57	175.00	25.46	50.40	S60°36'00"E	8°19'24"
C2	106.37	500.00	107.36	114.61	S37°11'00"E	17°11'12"
C3	181.31	125.00	110.80	165.83	S17°43'30"E	65°08'28"
C4	53.12	175.00	26.77	52.92	S53°37'24"E	17°29'39"
C5	57.04	175.00	28.39	56.76	S61°35'20"E	18°40'35"
C12	55.80	300.00	40.37	48.86	N4°36'00"E	106°45'58"
C25	35.32	300.00	30.57	52.54	S55°58'48"E	63°29'22"
C4	42.21	300.00	22.45	40.98	S25°28'44"E	48°37'50"
C5	45.28	300.00	26.21	46.43	S26°24'00"E	55°16'48"
C6	45.47	500.00	24.45	43.82	S60°07'07"E	52°08'30"
C1	27.46	300.00	14.07	27.12	N00°15'55"E	3°26'04"
C16	55.80	300.00	40.37	48.86	N4°36'00"E	106°45'58"
C4	105.35	500.00	106.75	113.92	S44°44'28"E	10°35'56"
C30	168.60	125.00	10.84	125.00	S55°42'00"E	58°56'40"
C2	64.95	175.00	35.45	64.48	S42°14'45"E	22°34'14"
C22	63.85	175.00	32.42	62.81	S44°07'07"E	20°40'32"
C25	26.62	175.00	13.34	26.60	S15°40'53"E	8°43'00"
C4	64.39	175.00	32.56	64.02	N06°17'36"E	21°04'50"
C25	71.05	500.00	94.34	76.20	N82°06'43"E	24°23'45"
C26	64.20	125.00	32.85	63.50	S42°04'00"E	24°23'45"
C1	25.50	175.00	12.71	25.48	N11°34'18"E	8°02'56"
C26	8.21	125.00	4.11	8.21	N66°16'47"E	3°45'54"
C24	61.00	500.00	30.85	60.58	S74°02'55"E	25°16'05"
C30	42.96	175.00	21.54	42.85	S14°25'50"E	14°05'58"
C38	42.62	125.00	21.52	42.42	S60°55'50"E	18°32'11"
C32	26.21	175.00	14.13	26.15	S66°04'52"E	14°10'07"
C38	53.85	300.00	36.96	46.60	N04°44'57"E	101°53'56"
C4	28.60	125.00	12.46	24.85	N6°54'10"E	11°24'07"
C3	18.54	125.00	4.35	18.57	N06°54'45"E	8°39'08"
C36	22.30	125.00	11.77	22.25	N06°54'45"E	8°39'08"
C1	26.02	175.00	13.09	26.00	N06°54'45"E	8°39'08"
C26	54.42	175.00	27.43	54.20	N83°41'40"E	17°48'56"
C4	61.00	500.00	30.85	60.58	N00°27'07"E	25°16'05"
C40	43.56	125.00	26.42	40.07	S46°41'24"E	85°48'26"
C4	37.66	125.00	37.15	72.60	N14°31'24"E	33°45'47"
C42	113.24	500.00	54.47	110.57	N84°04'10"E	43°52'20"
C43	41.87	175.00	21.04	41.87	N83°44'41"E	43°44'30"
C40	4.64	175.00	4.24	4.60	S60°28'43"E	3°28'07"
C4	48.21	200.00	50.12	47.25	S55°54'54"E	28°08'10"
C5	193.19	500.00	104.84	105.73	S26°24'00"E	56°16'41"
C65	191.94	800.00	101.01	128.25	S71°41'52"E	47°16'01"
C64	14.20	175.00	7.10	14.16	N16°07'35"E	5°05'00"

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SEE SHEET 5 FOR GENERAL NOTES

PLAT BOOK 45 PAGES 42 THRU 51
Retreat UNIT ONE

PLAT BOOK 46 PAGE 6

SHEET 6 OF 11 SHEETS

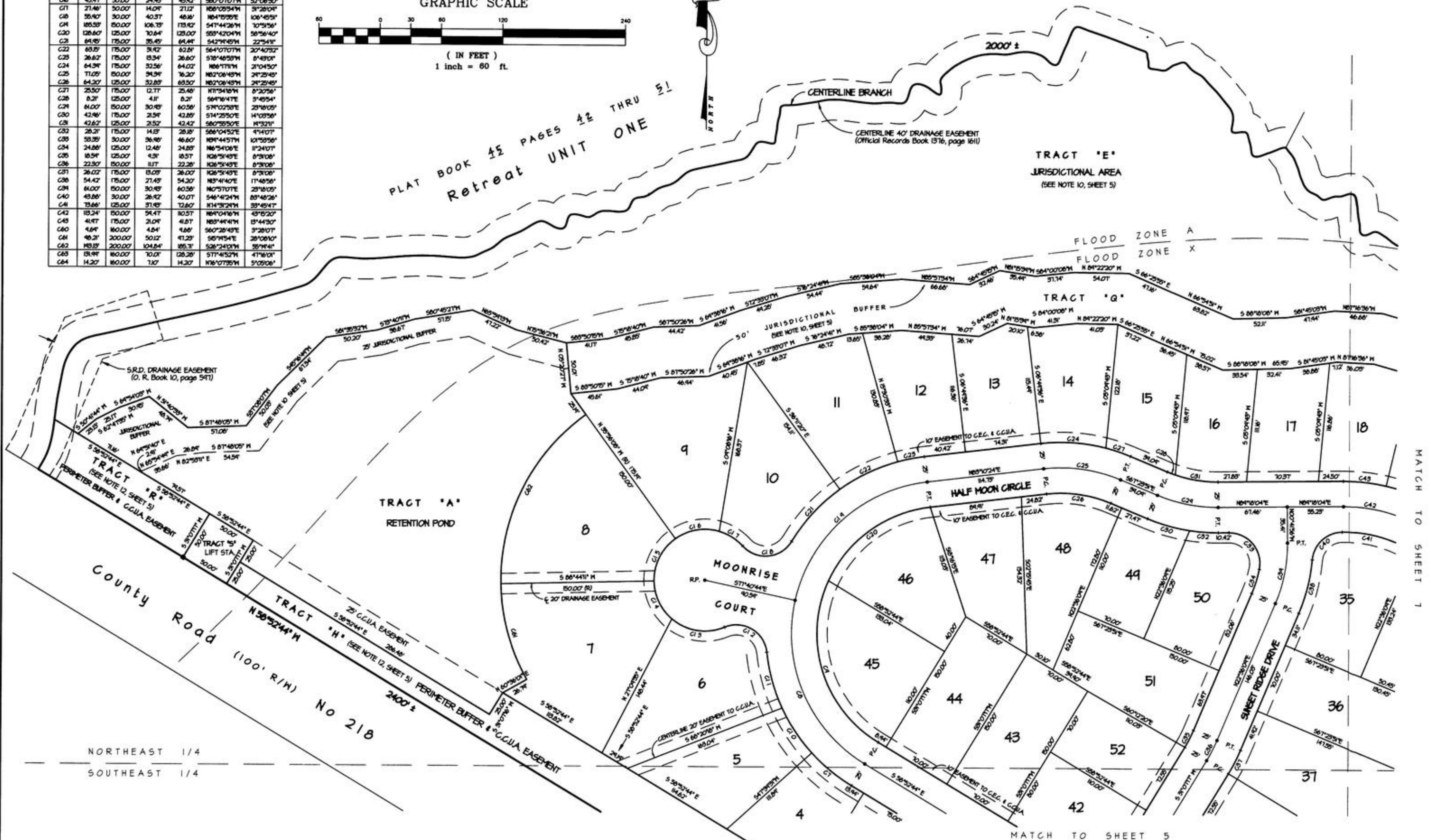
TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.



Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING AREA	RUD
NO LOTS	74 AC.
MIN. LOT SIZE	52
	1000 Sq. Ft.

PLAT BOOK 46 PAGE 7
SHEET 7 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1516 Landon Avenue
Jacksonville, FL

SURVEYOR
Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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SEE SHEET 5 FOR GENERAL NOTES

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C24	64.39	175.00'	32.56'	64.02'	N66°17'11"	21°04'5"
C25	71.05	50.00'	34.34'	76.30'	N52°06'49"	24°25'4"
C26	64.20	125.00'	32.88'	63.52'	N42°06'49"	24°25'4"
C27	25.50'	175.00'	12.77'	25.48'	N73°34'10"	8°20'5"
C28	8.21'	125.00'	4.1'	8.21'	S64°56'47"E	9°25'5"
C29	61.00'	50.00'	30.94'	60.56'	S74°02'55"E	23°10'10"
C30	42.46'	175.00'	21.45'	42.85'	S74°25'25"E	14°09'5"
C31	88.62'	125.00'	21.52'	42.42'	S60°25'58"E	14°32'1"
C32	26.21'	175.00'	14.15'	26.16'	S66°10'43"E	41°40'7"
C33	58.35'	30.00'	36.46'	46.60'	N84°44'57"N	13°23'0"
C34	24.86'	125.00'	12.46'	24.88'	N65°54'06"E	11°24'0"
C35	18.54'	125.00'	4.31'	18.57'	N26°54'49"E	8°31'06"
C36	22.80'	50.00'	11.17'	22.28'	N26°54'49"E	8°31'06"
C37	26.02'	175.00'	13.08'	26.00'	N26°54'49"E	8°31'06"
C38	54.42'	175.00'	27.49'	54.30'	N85°44'40"E	17°46'5"
C39	43.00'	50.00'	20.49'	60.56'	N80°57'07"E	23°10'10"
C40	68.68'	30.00'	36.12'	40.07'	S46°41'24"N	89°48'2"
C41	15.66'	125.00'	31.45'	12.60'	N74°52'24"N	39°45'4"
C42	104.24'	50.00'	51.47'	103.51'	N64°00'18"E	43°52'0"
C43	41.47'	175.00'	21.04'	41.81'	N85°44'46"E	14°44'3"
C44	64.48'	175.00'	32.87'	64.60'	N66°17'11"N	21°04'5"
C45	25.17'	175.00'	12.61'	25.1'	N6°33'48"E	14°25'2"
C46	22.25'	125.00'	11.6'	22.22'	N32°32'36"E	10°12'0"
C47	21.4'	125.00'	10.47'	21.40'	N43°51'21"E	10°20'0"
C48	128.62'	50.00'	55.47'	103.51'	N27°31'21"N	34°34'4"
C49	66.35'	125.00'	44.86'	64.64'	N27°31'21"N	34°34'4"
C50	35.81'	175.00'	17.49'	62.82'	N14°35'48"E	20°40'4"
C51	35.81'	175.00'	11.41'	35.75'	N83°43'34"N	11°43'0"

MATCH TO SHEET 6

Green (80' R/W) Road

NORTHEAST 1/4

SOUTHEAST 1/4

Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres $\pm$

PLAT BOOK 45 PAGES 42 THRU 51
Retreat UNIT ONE

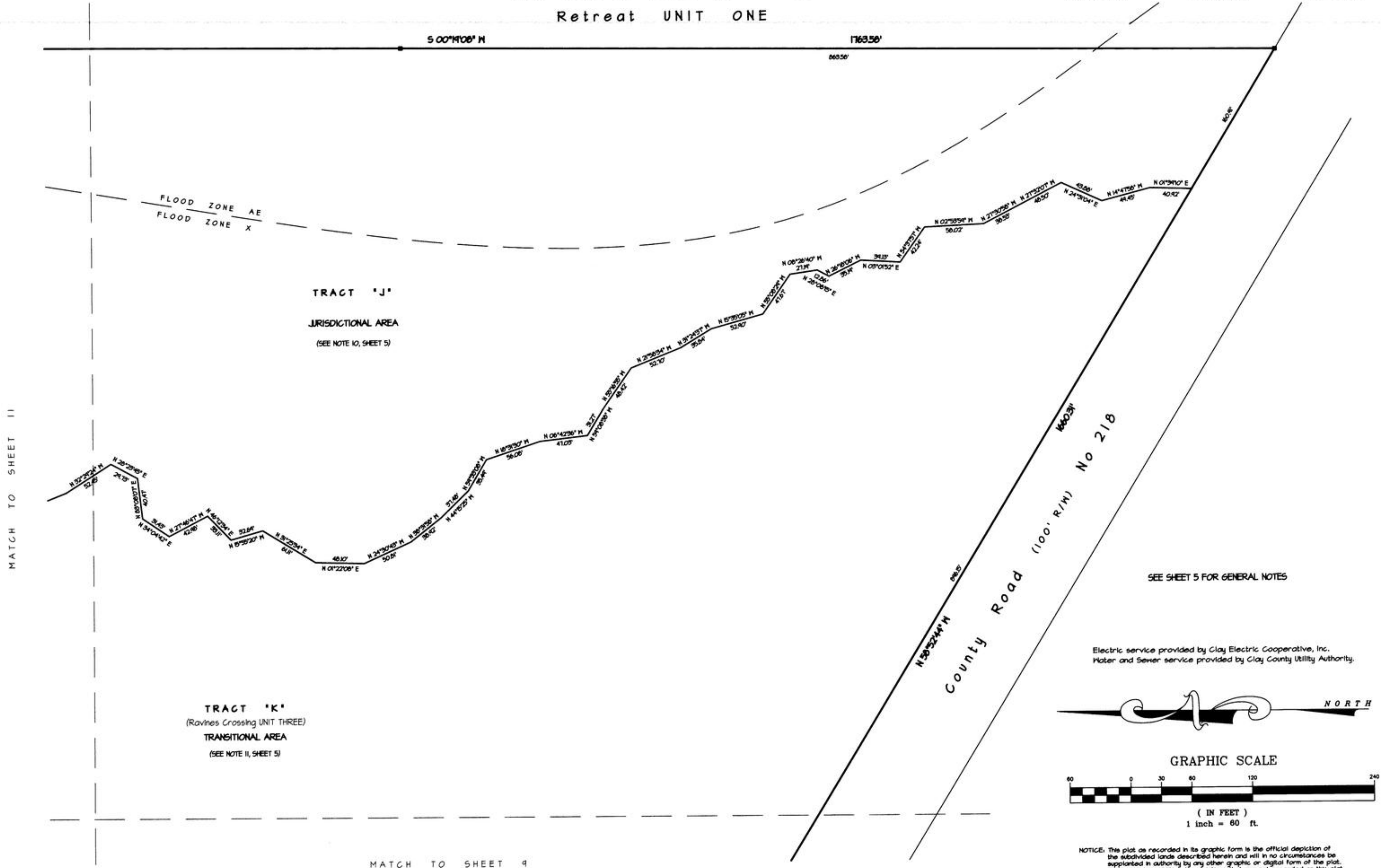
PLAT BOOK 46 PAGE 8
SHEET 8 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3108 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J Lucas & Associates
1516 Landon Avenue
Jacksonville, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL



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Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
74 AC.
32
7000 Sq. Ft.

PLAT BOOK 46 PAGE 9

SHEET 9 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3100 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Elland & Associates
615 Blanding Blvd.
Orange Park, FL

MATCH TO SHEET 10

TRACT 'K'
(Ravines Crossing UNIT THREE)
TRANSITIONAL AREA
(SEE NOTE II, SHEET 5)

TRACT 'M'
TRANSITIONAL AREA
(SEE NOTE II, SHEET 5)

TRACT 'L'
JURISDICTIONAL AREA
(SEE NOTE 10, SHEET 5)

SEE SHEET 5 FOR GENERAL NOTES

Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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MATCH TO SHEET 8

Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE
ZONING
AREA
No LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
74 AC.
52
1000 Sq. Ft.

PLAT BOOK 46 PAGE 10
SHEET 10 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

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Orange Park, FL

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Jacksonville, FL

SURVEYOR
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Orange Park, FL

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Water and Sewer service provided by Clay County Utility Authority.

SEE SHEET 5 FOR GENERAL NOTES

PLAT BOOK 15 PAGES 38 THRU 41
THE RAVINES

PLAT BOOK 22 PAGES 58 THRU 61
RAVINES REPLAT No 1

TRACT "A"

Right-of-Way for Drainage & Utilities

10' Easement (Official Records Book 520, page 389) to Clay Electric Cooperative, Inc.

14 13 5 89°40'52" E 650.04'

23 24
Point of Commencement

Point of Beginning

TRACT "N"
JURISDICTIONAL AREA
(SEE NOTE 10, SHEET 5)

TRACT "P"
JURISDICTIONAL AREA
(SEE NOTE 10, SHEET 5)

TRACT "K"
(Ravines Crossing UNIT THREE)
TRANSITIONAL AREA
(SEE NOTE 11, SHEET 5)

RAVINES (200' PRIVATE R/W) ROAD

MATCH TO SHEET 11

MATCH TO SHEET 9

GRAPHIC SCALE



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Ravines Crossing UNIT ONE

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
79 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
74 AC.
50
1000 Sq. Ft.

PLAT BOOK 46 PAGE 11
SHEET 11 OF 11 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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