

Ravines Crossing UNIT TWO

Replat, Tracts "C" and "D", Ravines Crossing Unit One,
Plat Book 46 pages 1 thru 11, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.
4.74 Acres ±

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
4.74 AC.
10
6650 Sq. Ft.

PLAT BOOK 46 PAGE 56

SHEET 1 OF 2 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
Eric T. Eiland
615 Blanding Blvd.
Orange Park, FL

CAPTION

A replat of Tract "C", Tract "D-1", Tract "D-2" and Tract "D-3", Ravines Crossing Unit One, according to map thereof, recorded in Plat Book 46, pages 1 through 11, inclusive, of the public records of Clay County, Florida, together with a portion of Half Moon Circle, said replat being more particularly described as follows: Begin at the most westerly corner of said Tract "D-2"; thence on the northwesterly line of said Tract "D-2", and on the northeasterly prolongation thereof, run North 31 degrees 01 minutes 17 seconds East, 200.00 feet to the northeasterly line of said Half Moon Circle, a 50 foot wide right-of-way; thence on last said line, run North 58 degrees 52 minutes 44 seconds West, 50.00 feet to the most westerly corner of aforesaid Tract "D-3"; thence on the boundaries thereof, run the following eight courses: (1) thence North 31 degrees 01 minutes 17 seconds East, 144.93 feet; (2) North 73 degrees 49 minutes 51 seconds East, 74.06 feet; (3) South 34 degrees 43 minutes 29 seconds East, 91.43 feet; (4) South 26 degrees 24 minutes 46 seconds East, 86.38 feet; (5) South 38 degrees 04 minutes 10 seconds East, 71.73 feet; (6) South 51 degrees 52 minutes 04 seconds East, 70.01 feet; (7) South 83 degrees 00 minutes 24 seconds East, 76.70 feet; (8) North 88 degrees 11 minutes 52 seconds East, 83.34 feet to the northwesterly line of aforesaid Tract "C"; thence on the northerly line thereof, continue North 88 degrees 11 minutes 52 seconds East, 11.91 feet to the southeasterly line of said Tract "C"; thence on the boundaries of aforesaid Tract "D-1", run the following six courses: (1) North 84 degrees 04 minutes 50 seconds East, 91.27 feet; (2) South 17 degrees 36 minutes 28 seconds East, 43.17 feet; (3) South 01 degrees 42 minutes 14 seconds West, 51.51 feet; (4) South 06 degrees 05 minutes 16 seconds East, 41.60 feet; (5) South 24 degrees 17 minutes 46 seconds East, 20.86 feet; (6) South 10 degrees 04 minutes 31 seconds East, 49.83 feet; thence on the boundaries of Tract "F", aforesaid Ravines Crossing Unit One, run the following five courses: (1) South 51 degrees 28 minutes 10 seconds West, 82.51 feet; (2) North 58 degrees 52 minutes 44 seconds West, 138.88 feet; (3) on the arc of a curve concave northwesterly and having a radius of 50.00 feet, an arc length of 38.62 feet, said arc being subtended by a chord bearing and distance of South 58 degrees 54 minutes 18 seconds West, 31.67 feet; (4) South 08 degrees 53 minutes 01 seconds East, 20.00 feet; (5) South 31 degrees 01 minutes 17 seconds West, 146.38 feet to the northeasterly line of County Road No 218; thence on last said line, run North 58 degrees 52 minutes 44 seconds West, 490.00 feet to the Point of Beginning, containing 4.74 acres, more or less.

SUBDIVISION IMPROVEMENT GUARANTEE

As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned owners of this subdivision do 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 owners, that said owners 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 a part of each deed of conveyance or contract of sale covering lots in said subdivision executed by said owners of the same extent and purpose if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Abaco Blue, Inc., a Florida corporation

By: Phillip D. Yonge
John McLaren, witness Eric Eiland, witness Phil D. Yonge, Its President

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 29th day of Sept., 2004.

Chae T. H.
Director, Department of Engineering

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 9th day of Aug., 2004.

John L. Lane
Director, Department of Planning

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 11 day of August, 2004.

Cheng Miller
Director, Department of Zoning

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 30th day of September, 2004, by the Board of County Commissioners, Clay County, Florida.

Robert M. Wilson Clerk of the Board
John P. Feltz Chairman of the Board

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 56 and 57 of the public records of Clay County, Florida this 18th day of October, 2004.

James B. Galt
Clerk of the Circuit Court

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 TWO, 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. Half Moon Circle, and all drainage easements as may be shown on this plat, are irrevocably dedicated to Clay County, its successors and assigns.

Tracts "A", "B" and "C" are reserved unto the Dedicator, its successors and assigns.

Utility Easements are dedicated to Clay County Utility Authority.

The Easements described in General Notes 14 through 18 herein, shall be irrevocably dedicated as stated therein.

In witness whereof Abaco Blue, Inc., a Florida corporation has caused these presents to be signed by its president on the dates shown below.

Abaco Blue, Inc.

a Florida corporation

By: Phillip D. Yonge
John McLaren, witness Eric Eiland, witness Phil D. Yonge, Its President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 26 day of July, 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



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; Subordination Agreement dated January 16, 2004 and recorded February 12, 2004 in Official Records Book 2330, page 416 of said public records; and Modification dated April 1, 2004 and recorded April 19, 2004 in Official Records Book 2354, page 1363 of said public records; hereby consents to this plat and joins in its dedication.

By: Eric Root holder
David White, witness Betty Music, witness Erik Root holder, Its Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 29th day of July, 2004, by Erik Root holder as vice president of Bank of America, N.A., on behalf of the bank.

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.

By: Linda Jennings Odum
Bonnie J. Nettles, witness Monty Murphy, witness Linda Jennings Odum

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 26 day of July, 2004, by Linda Jennings Odum.

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 177.081(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.

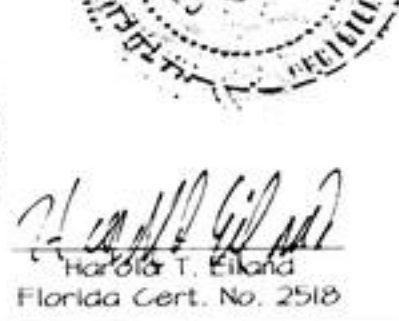
This certificate is made as of the 3rd day of August, 2004.

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 28 day of August, 2004.

Matthew A. Griffis
Florida Registration No 3143
2554 Blanding Blvd. Middleburg, FL
Harold T. Eiland
Florida Cert. No. 2518



Ravines Crossing UNIT TWO

Replat, Tracts "C" and "D", Ravines Crossing Unit One,
Plat Book 46 pages I thru II, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.

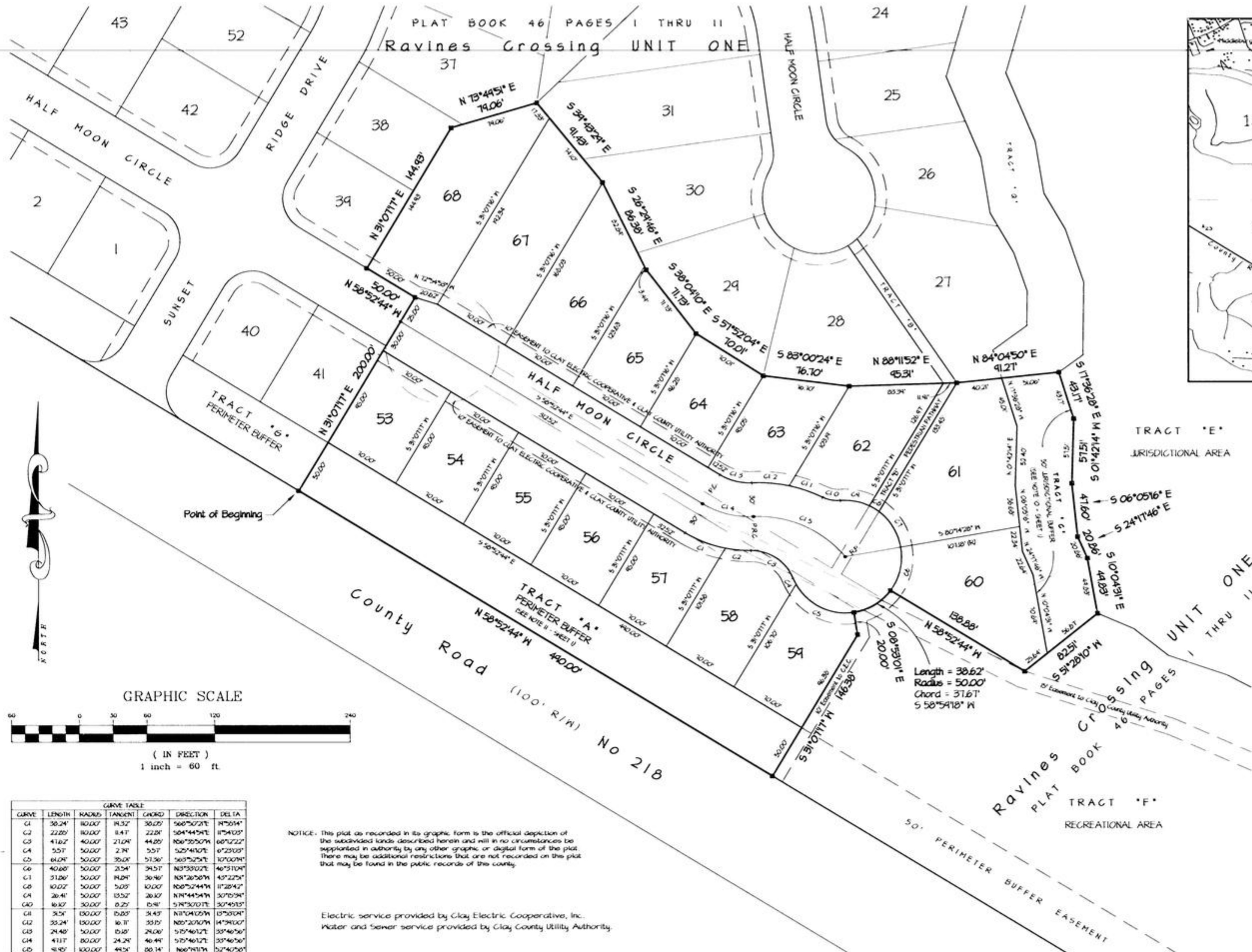
4.74 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING	RUD
AREA	4.34 AC.
NO LOTS	10
MIN. LOT SIZE	6050 Sq. Ft.

PLAT BOOK 46 PAGE 57
SHEET 2 OF 2 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER	ENGINEER	SURVEYOR
Abaco Blue 3108 U.S. Hwy. 17 Orange Park, FL	J. Lucas & Associates 1516 London Avenue Jacksonville, FL	Elland & Associates 615 Blanding Blvd. Orange Park, FL



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	36.24	100.00	19.52	36.09	S68°30'27"E	N°50'15"E
C2	22.85	100.00	8.47	22.81	S64°44'55"E	N°34°09"E
C3	41.62	100.00	21.04	44.89	N60°35'09"E	S68°22'22"E
C4	5.57	50.00	2.78	5.57	S25°41'07"E	S°23'09"E
C5	68.04	50.00	36.08	51.36	S65°52'52"E	N°07°04"E
C6	40.68	50.00	25.54	39.57	N53°35'10"E	46°31'50"E
C7	31.26	50.00	16.04	30.46	N31°26'56"E	49°22'24"E
C8	20.42	50.00	5.05	19.07	N66°24'49"E	N°28°42"E
C9	16.41	50.00	13.52	20.87	N°44°54'34"E	N°30°58"E
C10	16.87	50.00	8.25	15.48	S°17°30'21"E	S°04°15"E
G1	3.54	100.00	0.85	3.43	N18°04'25"E	S°05°04"E
G2	35.24	150.00	16.71	33.55	N65°20'09"E	N°49°00"E
G3	24.48	100.00	12.48	24.06	S°15°46'10"E	S°04°46'56"E
G4	41.17	100.00	24.24	40.49	S°15°46'10"E	S°33°46'10"E
G5	18.95	80.00	49.54	88.14	N66°18'13"E	S°24°02'50"E

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.

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

GENERAL NOTES

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument shown thus: ■
- 3) Calculated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Building Restriction Lines shall be as follows:
minimum front setback = 15 feet
minimum rear setback = 10 feet
minimum side setback abutting lot = 5 feet
minimum side setback abutting street = 15 feet
- 6) Bearings shown herein are based on N 50°52'44" in 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 herein is situated in ZONE 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" as depicted on the plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "buffer". It is the responsibility of the Dedicator/Owner, its successors and assigns, and the entity performing any activity within the "buffer" to acquire the necessary written approvals prior to the beginning of any work. This "buffer" may be superseded and redefined from time to time by the appropriate agencies.
- 11) Perimeter Fencing shall be installed to provide substantially opaque screening.
- 12) C.C.U.A. Denotes Clay County Utility Authority.
- 13) C.E.C. Denotes Clay Electric Cooperative.
- 14) Hereby 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 access over, under, across and across alleys lying adjacent to, parallel with and outside of the areas shown on the plat as roads, streets, or other rights of way.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.)
- 19) P.C. denotes Point of Curvature
- 20) P.T. denotes Point of Tangency
- 21) M.C.C. denotes Point of Curvature and Curve
- 22) P.R.C. denotes Point of Reverse Curve
- 23) R.P. denotes Radius Point