

Ravines Crossing UNIT THREE

Replat, Tract "K", Ravines Crossing UNIT ONE, Plat Book 46, pages I thru II, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.
23.86 Acres ±

CAPTION

A replat of Tract "K", Ravines Crossing UNIT ONE, according to map recorded in Plat Book 46, pages I thru II of the public records of Clay County, Florida.

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
RUD
23.86 AC
40
1000 SQ. FT.

PLAT BOOK 48 PAGE 51

SHEET I OF 7 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

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 THREE, 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. Bluewave Drive, Manjack Court and Sand Dollar Road, 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 Tracts "A-1" and "A-2", 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 and 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-1", "A-2", "B-1", "B-2", "C", "D-1", "D-2", "D-3", "D-4", "D-5", "E-1", "E-2", "E-3", "E-4", "E-5" and "E-6" are reserved unto the Dedicator, its successors and/or assigns.

Tract "C" and 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 executed on its behalf as of the date shown below.

Abaco Blue, Inc.,
a Florida corporation
BONNIE J. WELLS, witness
MONTY MURPHY, witness
Phil D. Yonge, its President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 9th day of MAY, 2005, 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 THREE

Replat, Tract "K", Ravines Crossing UNIT ONE, Plat Book 46, pages I thru II, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.
23.86 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
R10
23.06 AC.
41
3000 Sq. Ft.

PLAT BOOK 48 PAGE 52

SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER
Abaco Blue
3800 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1560 London Avenue
Jacksonville, FL

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

COUNTY DEPARTMENT OF ZONING APPROVAL

Approved this 2 day of June, 2005.

Cheryl Miller
Director, Department of Zoning

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 2 day of MAY, 2005.

Phil Long
Director, Department of Planning

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 20 day of July, 2005.

Charles H.
Director, Department of Engineering

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 25 day of July, 2005,
by the Board of County Commissioners, Clay County, Florida.

Richard J. O'Connell
Clerk of the Board

G. C. B.
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 affects 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

Morty Murphy
MORTY MURPHY, Witness

Bonnie J. Nettles
Bonnie J. Nettles, Witness

Phil D. Yonge
Phil D. Yonge, 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 48, Pages 51 thru 57 and of the public records of Clay County, Florida this 10 day of August, 2005.

James B. Letts
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, said mortgage Modified in Official Records Book 2354, page 1363 and Official Records Book 2413, page 871, hereby consents to this plat and joins in its dedication.

Betty J. Musick
Betty J. Musick, Witness

Bonnie J. Nettles
Bonnie J. Nettles, Witness

Bank of America, N.A.
David White
DAVID WHITE, Its Vice President.

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 10 day of MAY, 2005, by David White as vice president of Bank of America, N.A., on behalf of the bank.

Betty J. Musick
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, said mortgage Subordinated in Official Records Book 2330, page 416, hereby consents to this plat and joins in its dedication.

Bonnie J. Nettles
Bonnie J. Nettles, Witness

Robert L. Johnson
Robert L. Johnson, Witness

Linda Jennings Odum
Linda Jennings Odum

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 11 day of May, 2005, 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 12 day of May, 2005.

Matthew A. Griffiths
Matthew A. Griffiths
Florida Registration No. 3143
2564 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 11 day of May, 2005.

Harold E. Eiland
Harold E. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., L.B. 1381
615 Blanding Boulevard
Orange Park, Florida 321-1000



Ravines Crossing UNIT THREE

Replat, Tract "K", Ravines Crossing UNIT ONE, Plat Book 46, pages 1 thru 11, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.

23.86 Acres ±

PLAT BOOK 48 PAGE 53

SHEET 3 OF 7 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

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

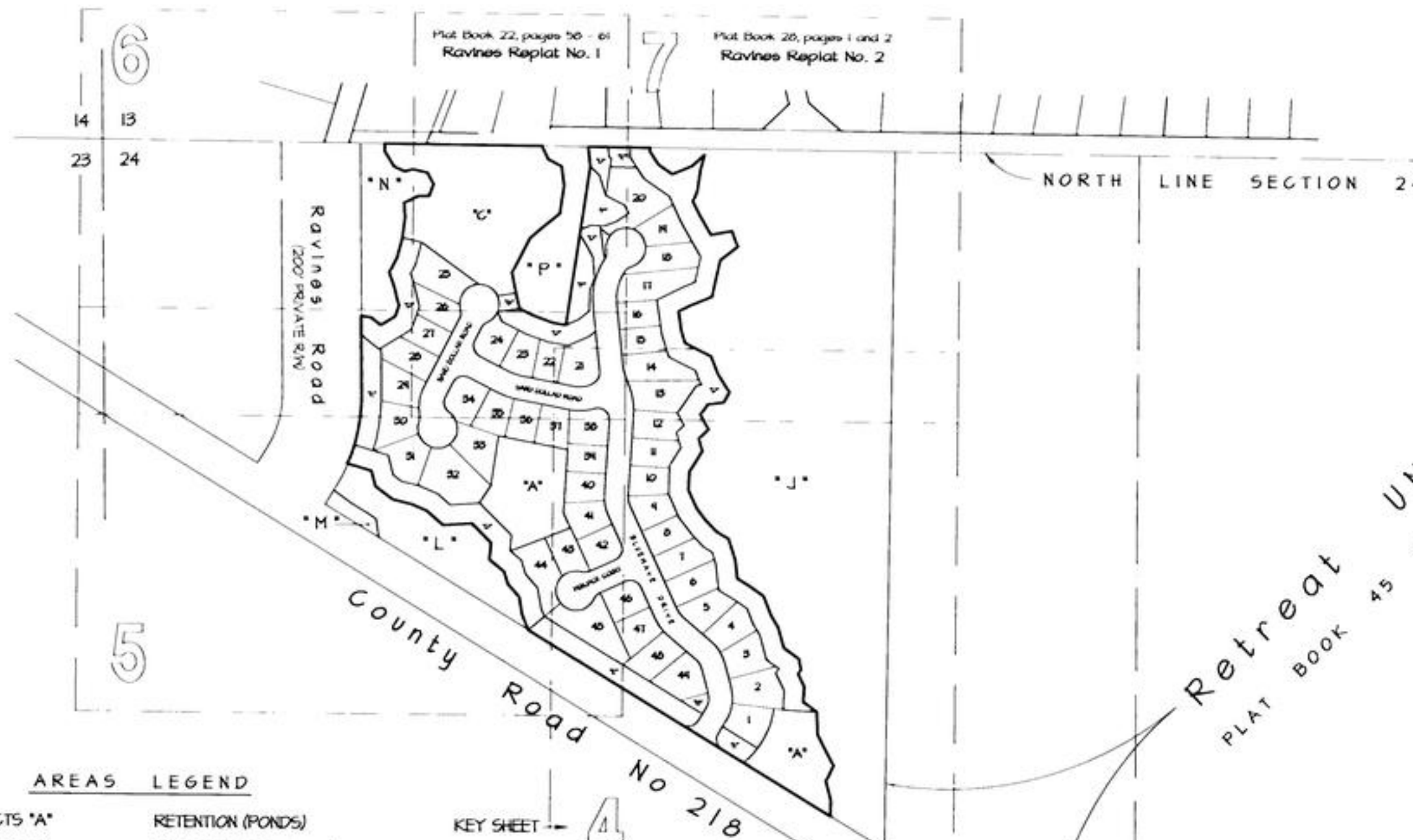
ENGINEER
J. Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
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.

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
R1D
25.00 AC.
41
1000 Sq. Ft.



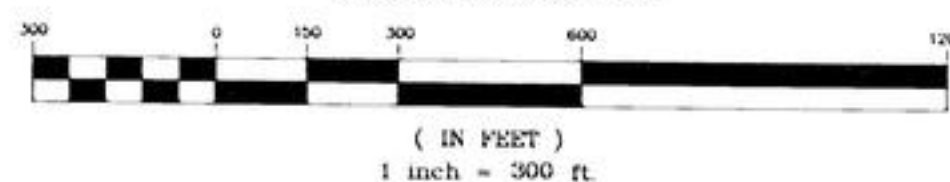
AREAS LEGEND

TRACTS "A"	RETENTION (PONDS)
TRACTS "B"	LANDSCAPE (SIGNAGE)
TRACTS "C"	RECREATIONAL
TRACTS "D"	JURISDICTIONAL BUFFER
TRACTS "E"	PERIMETER BUFFER
TRACTS "F"	JURISDICTIONAL
TRACT "G"	UTILITY (CQUA)

KEY SHEET 4

NW 1/4 NE 1/4
SW 1/4 SE 1/4

GRAPHIC SCALE



NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstance 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 this county.

GENERAL NOTES

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument shown thus: ■
- 3) Tabulated Curve Number shown thus: ■
- 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" W for the right-of-way line of County Road No. 218.
- 7) All return radii are 50 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992, 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 "area" as depicted on this plat without the written approval of Clay County and other regulatory agencies with the jurisdiction over such "area". It is the responsibility of the Dedicator/Owner, its successors and assigns, and the entity performing any activity within the "area" to acquire the necessary written approvals prior to the beginning of any work. This "area" may be superseded and redefined from time to time by the appropriate agencies.
- 11) Perimeter Buffer shall be vegetated to provide substantially opaque screening.
- 12) C.C.U.A. Denotes Clay County Utility Authority
- 13) C.E.C. Denotes Clay Electric Cooperative
- 14) 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.
- 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) 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.)
- 19) P.C. denotes Point of Curvature
P.T. denotes Point of Tangency
P.C.C. denotes Point of Compound Curve
P.M.C. denotes Point of Reverse Curve
R.P. denotes Radius Point
- 20) Property hereon subject to Easement as described in Official Records Book 2505, page 1342 of the public records of Clay County, Florida.
- 21) Property hereon subject to Declaration as described in Official Records Book 2480, page 1324 of the public records of Clay County, Florida.



Ravines Crossing UNIT THREE

Replat, Tract "K", Ravines Crossing UNIT ONE, Plat Book 46, pages I thru II, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.
23.86 Acres ±

PLAT BOOK 45 PAGES 42 THRU 51

Retreat UNIT ONE

PLAT BOOK 48 PAGE 54

SHEET 4 OF 7 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER
Apaco Blue
5100 U.S. Hwy. 17
Orange Park, FL

ENGINEER
J. Lucas & Associates
1560 London Avenue
Jacksonville, FL

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

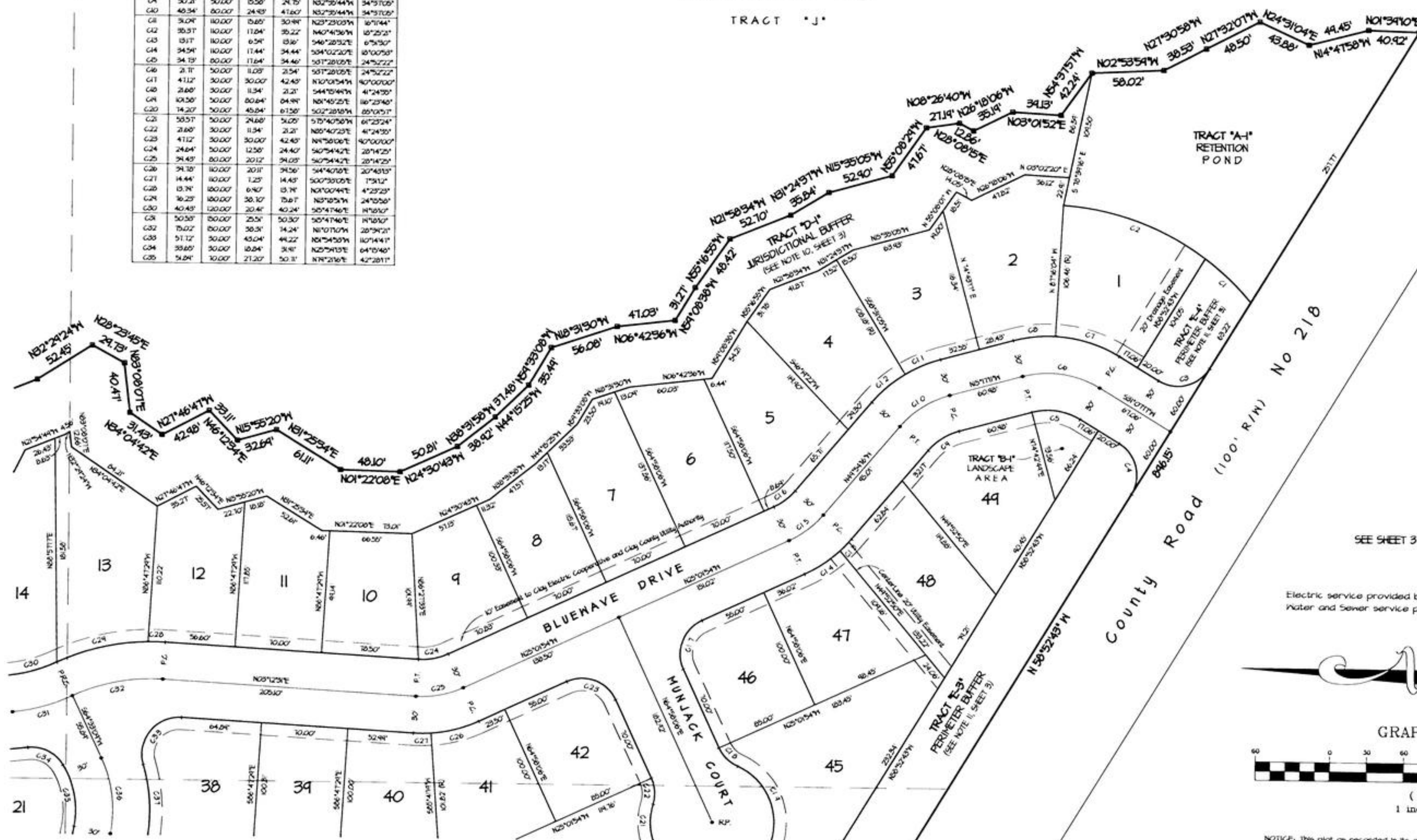
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	51.20'	25.00'	25.36'	51.80'	N43°42'26"E	13°34'54"
C2	123.94'	25.00'	63.17'	122.28'	N4°54'06"E	33°02'57"
C3	41.12'	30.00'	30.00'	42.43'	S85°52'48"E	40°00'00"
C4	41.12'	30.00'	30.00'	42.43'	N16°10'11"E	40°00'00"
C5	40.50'	50.00'	21.45'	39.40'	N01°50'03"E	46°24'28"
C6	64.00'	80.00'	34.24'	63.04'	N01°50'03"E	46°24'28"
C7	54.50'	10.00'	21.82'	53.45'	N06°56'03"E	28°25'21"
C8	34.54'	10.00'	11.44'	34.45'	N06°56'03"E	10°10'11"
C9	30.21'	50.00'	0.50'	29.75'	N02°39'44"E	34°57'05"
C10	40.34'	80.00'	24.43'	41.60'	N02°39'44"E	34°57'05"
C11	30.04'	10.00'	0.80'	30.44'	N02°39'03"E	16°11'44"
C12	30.51'	10.00'	11.04'	35.22'	N40°41'36"E	10°25'21"
C13	13.17'	10.00'	0.54'	13.16'	S46°28'52"E	6°54'30"
C14	34.54'	10.00'	11.44'	34.44'	S04°10'22"E	10°10'11"
C15	34.73'	80.00'	11.64'	34.46'	S01°28'03"E	24°52'22"
C16	2.11'	50.00'	11.08'	2.54'	S01°28'03"E	24°52'22"
C17	41.12'	30.00'	30.00'	42.43'	N10°10'54"E	40°00'00"
C18	2.60'	30.00'	11.34'	2.31'	S44°15'44"E	41°24'35"
C19	10.50'	30.00'	80.64'	64.94'	N01°45'25"E	16°23'40"
C20	14.20'	30.00'	45.84'	61.28'	S02°28'18"E	65°10'51"
C21	50.57'	30.00'	24.68'	50.05'	S15°40'58"E	61°23'24"
C22	2.60'	30.00'	11.34'	2.31'	N05°40'23"E	41°24'35"
C23	41.12'	30.00'	30.00'	42.43'	N4°56'06"E	40°00'00"
C24	24.84'	50.00'	12.58'	24.40'	S40°54'42"E	28°14'25"
C25	39.43'	80.00'	20.12'	39.05'	S40°54'42"E	28°14'25"
C26	39.13'	10.00'	20.11'	39.56'	S44°40'18"E	20°43'15"
C27	14.44'	10.00'	1.25'	14.43'	S00°39'03"E	1°51'12"
C28	13.74'	80.00'	6.40'	13.74'	N01°00'44"E	4°23'23"
C29	36.23'	80.00'	36.10'	35.61'	N18°18'54"E	24°55'58"
C30	40.43'	120.00'	30.44'	40.24'	S05°47'46"E	11°10'10"
C31	50.50'	50.00'	25.51'	50.30'	S04°47'46"E	11°10'10"
C32	75.02'	80.00'	38.31'	74.24'	N10°10'04"E	28°59'21"
C33	51.12'	30.00'	43.04'	44.22'	N01°54'50"E	10°14'41"
C34	39.60'	30.00'	18.84'	39.41'	N02°54'13"E	64°15'40"
C35	34.04'	10.00'	21.20'	30.31'	N14°21'36"E	42°28'11"

PLAT BOOK 46 PAGES I THRU II
Ravines Crossing UNIT ONE

JURISDICTIONAL AREA

TRACT "J"

MATCH TO SHEET 7



MATCH TO SHEET 5



SEE SHEET 3 FOR GENERAL NOTES

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



GRAPHIC SCALE



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

LAND USE
ZONING
AREA
NO LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
PUD
23.86 AC.
44
1000 SQ. FT.

PLAT BOOK 48 PAGE 55

SHEET 5 OF 7 SHEETS

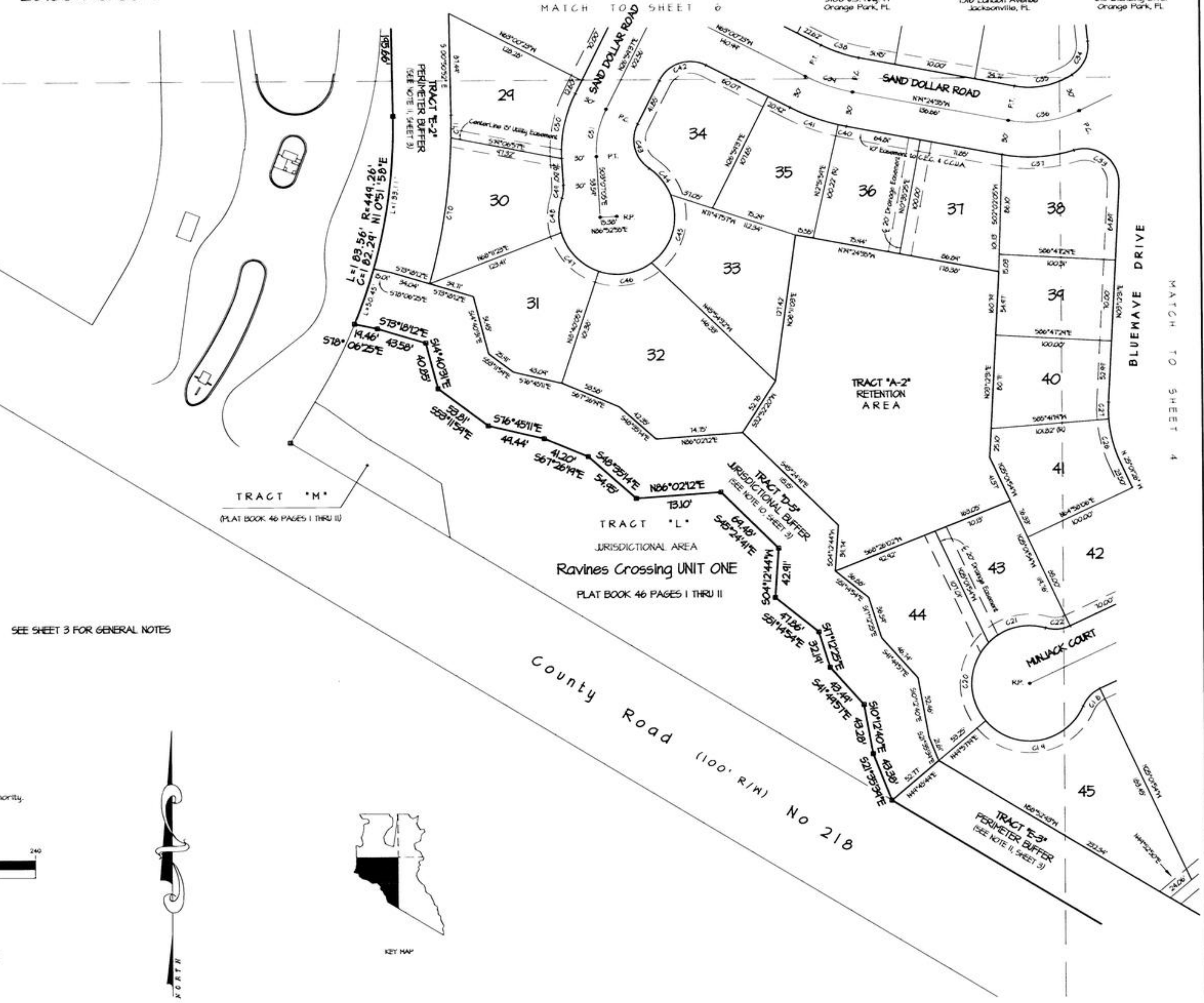
TYPE I SUBDIVISION "PUD" ZONE

OWNER
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Orange Park, FL

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

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	54.28'	25.00'	25.16'	53.36'	N43°14'20"E	13°34'54"
C2	125.44'	25.00'	63.11'	122.28'	N43°14'20"E	30°02'51"
C3	411.2'	30.00'	30.00'	42.43'	S03°52'40"E	40°00'00"
C4	411.2'	30.00'	30.00'	42.43'	N16°10'11"E	40°00'00"
C5	40.50'	50.00'	24.43'	34.40'	N07°50'03"E	46°24'28"
C6	64.80'	80.00'	34.24'	63.04'	N07°50'03"E	46°24'28"
C7	41.21'	10.00'	24.00'	46.41'	N08°48'54"E	24°31'05"
C8	4.80'	10.00'	2.17'	4.56'	N04°23'50"E	21°41'03"
C9	30.21'	50.00'	15.56'	24.75'	N02°30'44"E	34°31'05"
C10	48.34'	80.00'	24.43'	41.60'	N02°30'44"E	34°31'05"
C11	34.04'	10.00'	18.60'	30.44'	N02°30'44"E	16°11'44"
C12	35.31'	10.00'	17.84'	35.22'	N40°41'56"E	18°25'23"
C13	13.11'	10.00'	6.54'	13.36'	S46°28'52"E	6°53'50"
C14	34.54'	10.00'	17.44'	34.44'	S04°10'22"E	18°00'50"
C15	34.13'	80.00'	17.64'	34.46'	S01°20'05"E	24°52'22"
C16	2.11'	50.00'	1.00'	2.54'	S01°20'05"E	24°52'22"
C17	41.12'	30.00'	30.00'	42.43'	N10°10'54"E	40°00'00"
C18	2.86'	30.00'	1.34'	2.21'	S44°10'44"E	41°24'59"
C19	10.58'	50.00'	5.04'	8.44'	N01°40'25"E	60°29'40"
C20	14.20'	50.00'	6.92'	11.58'	S02°20'10"E	60°29'41"
C21	50.51'	50.00'	24.68'	50.09'	S05°40'56"E	61°29'24"
C22	2.86'	30.00'	1.34'	2.21'	N05°40'25"E	41°24'59"
C23	41.12'	30.00'	30.00'	42.43'	N4°50'06"E	40°00'00"
C24	24.64'	50.00'	12.56'	24.40'	S07°54'42"E	28°14'25"
C25	34.43'	80.00'	20.12'	34.03'	S07°54'42"E	28°14'25"
C26	34.18'	10.00'	20.11'	34.56'	S44°40'18"E	20°48'15"
C27	14.44'	10.00'	7.22'	14.43'	S00°30'05"E	1°34'12"
C28	15.71'	10.00'	6.40'	15.71'	N01°00'44"E	41°29'25"
C29	16.23'	10.00'	7.61'	16.10'	N03°50'54"E	24°10'56"
C30	40.43'	10.00'	20.41'	40.24'	S05°41'46"E	18°18'10"
C31	50.53'	50.00'	25.51'	50.30'	S05°41'46"E	18°18'10"
C32	75.02'	50.00'	36.31'	74.24'	N10°10'50"E	28°59'28"
C33	51.12'	30.00'	49.04'	44.22'	N04°54'53"E	10°14'41"
C34	33.65'	30.00'	18.84'	34.41'	N02°54'13"E	64°10'46"
C35	54.24'	10.00'	27.20'	50.11'	N01°21'16"E	42°28'11"
C36	62.40'	100.00'	32.58'	61.81'	N02°54'11"E	36°10'25"
C37	62.44'	100.00'	31.46'	62.08'	N06°46'54"E	21°57'42"
C38	34.36'	100.00'	17.50'	34.24'	S11°12'24"E	16°24'13"
C39	42.44'	50.00'	21.62'	42.60'	S11°12'24"E	16°24'13"
C40	1.01'	100.00'	0.50'	1.01'	S10°16'18"E	2°56'34"
C41	44.38'	100.00'	22.50'	44.21'	S10°16'12"E	14°01'58"
C42	41.12'	30.00'	30.00'	42.43'	S11°51'51"E	40°00'00"
C43	43.14'	30.00'	26.71'	34.96'	S44°46'18"E	88°39'54"
C44	24.64'	50.00'	12.24'	24.25'	N04°31'42"E	34°10'03"
C45	66.43'	50.00'	34.15'	64.65'	N05°52'28"E	16°10'11"
C46	44.38'	50.00'	26.40'	41.38'	N01°52'41"E	56°59'22"
C47	50.31'	50.00'	25.52'	46.22'	S41°00'51"E	51°59'21"
C48	24.44'	50.00'	12.16'	24.13'	S02°10'53"E	28°58'08"
C49	10.25'	50.00'	5.11'	10.20'	N06°54'56"E	18°54'10"
C50	51.81'	10.00'	24.54'	51.15'	S11°56'16"E	30°06'42"
C51	42.04'	80.00'	21.52'	41.56'	S11°56'16"E	30°06'42"
C52	22.86'	30.00'	12.02'	22.31'	N05°10'00"E	48°59'15"
C53	12.88'	50.00'	6.39'	12.54'	S04°25'24"E	14°28'16"
C54	18.26'	50.00'	9.12'	18.11'	S42°54'10"E	84°40'51"
C55	41.50'	50.00'	22.05'	40.32'	N01°56'51"E	41°53'26"
C56	38.54'	50.00'	20.52'	37.64'	N43°56'51"E	44°56'51"
C57	20.45'	30.00'	10.64'	20.06'	S46°32'36"E	34°10'59"
C58	41.12'	30.00'	30.00'	42.43'	S48°00'29"E	40°00'00"
C59	12.81'	100.00'	6.34'	12.50'	S03°45'52"E	38°46'28"
C60	44.21'	50.00'	24.50'	41.42'	S02°48'14"E	31°58'44"
C61	14.08'	120.00'	7.04'	13.91'	S11°52'24"E	38°22'50"
C62	4.11'	120.00'	2.06'	4.11'	S03°52'59"E	4°38'08"
C63	20.54'	30.00'	10.64'	20.14'	S03°28'42"E	34°14'04"
C64	26.22'	50.00'	13.42'	25.42'	N08°10'42"E	30°10'24"
C65	61.26'	50.00'	34.62'	62.30'	N04°59'55"E	17°10'42"
C66	51.13'	50.00'	32.51'	54.58'	N01°09'29"E	66°10'53"
C67	64.35'	50.00'	31.50'	60.00'	S12°54'51"E	15°44'21"
C68	34.41'	50.00'	17.12'	36.42'	S03°19'11"E	45°48'25"
C69	22.36'	30.00'	11.61'	21.65'	N17°28'22"E	42°18'41"
C70	121.11'	448.26'	64.21'	121.36'	N08°42'26"E	14°41'04"
C71	14.54'	448.26'	4.36'	14.54'	N00°16'16"E	2°14'22"



SEE SHEET 3 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.

NOTICE: This plat 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 plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Ravines Crossing UNIT THREE

Replat, Tract "K", Ravines Crossing UNIT ONE, Plat Book 46, pages I thru II, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.
23.86 Acres ±

LAND USE
ZONING
AREA
NO. LOTS
MIN. LOT SIZE

RURAL RESIDENTIAL
RUD
25.00 AC.
44
1000 Sq. Ft.

PLAT BOOK 48 PAGE 56

SHEET 6 OF 7 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

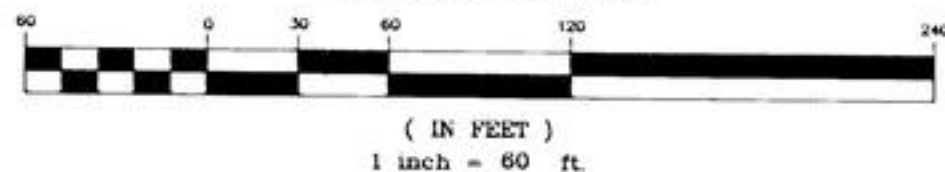
SURVEYOR
Eiland & Associates
615 Blanding Blvd
Orange Park, FL

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	54.28'	25.00'	25.36'	53.60'	N45°14'28"E	13°34'54"
C2	125.94'	25.00'	63.71'	122.28'	N47°00'00"E	33°02'31"
C3	41.12'	30.00'	30.00'	42.43'	S63°52'43"E	40°00'00"
C4	41.12'	30.00'	30.00'	42.43'	N16°07'17"E	40°00'00"
C5	40.50'	50.00'	21.43'	34.40'	N07°50'03"E	46°24'28"
C6	64.00'	80.00'	34.24'	65.04'	N07°50'03"E	46°24'28"
C7	41.21'	10.00'	24.00'	46.41'	N08°40'54"E	24°37'05"
C8	46.00'	10.00'	23.11'	41.58'	N04°23'55"E	21°47'13"
C9	30.21'	50.00'	15.56'	24.75'	N32°35'44"E	34°37'05"
C10	46.34'	80.00'	24.43'	41.60'	N32°35'44"E	34°37'05"
C11	34.04'	10.00'	15.65'	30.44'	N03°25'03"E	16°11'44"
C12	35.51'	10.00'	17.84'	35.22'	N40°41'36"E	18°25'21"
C13	15.17'	10.00'	6.54'	13.96'	S46°28'52"E	6°35'00"
C14	34.54'	10.00'	17.44'	34.44'	S04°02'20"E	18°00'58"
C15	34.73'	80.00'	17.64'	34.46'	S07°28'05"E	24°52'22"
C16	21.71'	50.00'	11.03'	23.54'	S07°28'05"E	24°52'22"
C17	41.12'	30.00'	30.00'	42.43'	N10°08'54"E	40°00'00"
C18	26.68'	30.00'	11.34'	21.21'	S44°05'44"E	41°24'30"
C19	10.58'	50.00'	5.04'	9.44'	N01°45'25"E	18°23'48"
C20	14.20'	50.00'	45.64'	61.58'	S02°28'05"E	88°01'51"
C21	50.51'	50.00'	24.68'	54.05'	S15°40'50"E	61°23'24"
C22	26.68'	30.00'	11.34'	21.21'	N09°40'23"E	41°24'30"
C23	41.12'	30.00'	30.00'	42.43'	N47°00'00"E	40°00'00"
C24	24.64'	50.00'	12.58'	24.40'	S07°54'42"E	28°14'25"
C25	34.43'	80.00'	20.12'	34.05'	S07°54'42"E	28°14'25"
C26	34.78'	10.00'	20.11'	34.56'	S44°40'58"E	20°43'13"
C27	14.44'	10.00'	1.25'	14.43'	S00°33'05"E	1°35'12"
C28	13.74'	10.00'	6.40'	13.74'	N01°00'44"E	4°25'23"
C29	76.25'	10.00'	36.10'	75.67'	N07°05'14"E	24°05'58"
C30	40.43'	120.00'	20.41'	40.24'	S05°47'46"E	14°58'07"
C31	50.58'	50.00'	25.51'	50.30'	S05°47'46"E	14°58'07"
C32	15.02'	50.00'	38.34'	14.24'	N10°07'07"E	28°34'21"
C33	51.12'	30.00'	49.04'	44.22'	N01°54'50"E	10°14'41"
C34	39.65'	30.00'	10.84'	31.41'	N02°54'13"E	64°05'48"
C35	34.24'	30.00'	21.20'	30.71'	N14°21'07"E	42°20'11"
C36	62.92'	100.00'	32.58'	64.87'	N02°34'11"E	36°02'05"
C37	62.94'	100.00'	31.46'	62.08'	N06°46'54"E	27°53'42"
C38	34.36'	120.00'	11.30'	34.24'	S11°02'24"E	16°24'13"
C39	42.44'	80.00'	24.62'	42.80'	S11°02'24"E	16°24'13"
C40	1.15'	10.00'	3.56'	1.15'	S18°16'18"E	2°16'34"
C41	44.30'	100.00'	22.50'	44.27'	S10°04'12"E	14°07'58"
C42	41.12'	30.00'	30.00'	42.43'	S11°54'13"E	40°00'00"
C43	45.74'	30.00'	26.71'	34.46'	S44°46'18"E	68°35'54"
C44	24.64'	50.00'	12.58'	24.25'	N08°54'27"E	34°01'03"
C45	66.43'	50.00'	34.51'	64.65'	N05°52'28"E	36°07'11"
C46	44.30'	50.00'	26.40'	41.38'	N08°54'27"E	36°07'11"
C47	50.36'	50.00'	21.52'	48.22'	S44°00'54"E	36°33'22"
C48	24.44'	50.00'	12.36'	24.73'	S02°07'15"E	28°58'08"
C49	10.25'	30.00'	5.11'	10.20'	N06°34'56"E	17°54'02"
C50	51.65'	10.00'	24.54'	51.15'	S17°56'16"E	30°06'42"
C51	42.04'	80.00'	21.52'	41.56'	S17°56'16"E	30°06'42"
C52	22.86'	30.00'	12.02'	22.34'	N05°00'00"E	43°39'15"
C53	12.65'	30.00'	6.35'	12.54'	S04°25'24"E	14°28'16"
C54	18.26'	50.00'	44.12'	10.34'	S42°34'07"E	84°40'57"
C55	41.50'	50.00'	22.03'	40.32'	N01°36'57"E	41°33'26"
C56	36.54'	50.00'	20.32'	31.64'	N49°56'51"E	44°56'51"
C57	20.40'	30.00'	10.64'	20.06'	S46°53'26"E	34°03'58"
C58	41.12'	30.00'	30.00'	42.43'	S48°00'23"E	40°00'00"
C59	12.64'	10.00'	6.34'	11.50'	S03°45'37"E	30°46'28"
C60	44.21'	50.00'	51.50'	41.42'	S12°48'14"E	37°38'44"
C61	14.00'	120.00'	36.28'	12.41'	S11°52'24"E	30°22'00"
C62	4.71'	120.00'	4.88'	4.71'	S03°52'33"E	4°58'06"
C63	20.54'	30.00'	10.64'	20.14'	S08°28'42"E	34°14'04"
C64	26.22'	50.00'	13.42'	25.42'	N06°04'21"E	30°02'44"
C65	61.26'	50.00'	34.62'	62.30'	N04°33'38"E	17°04'22"
C66	51.73'	50.00'	32.51'	54.58'	N11°02'23"E	66°04'53"
C67	64.35'	50.00'	31.50'	60.00'	S12°34'51"E	13°44'21"
C68	34.47'	50.00'	21.12'	36.42'	S03°03'16"E	45°48'25"
C69	22.36'	30.00'	11.61'	21.65'	N1°28'22"E	42°04'41"
C70	121.73'	448.28'	64.21'	121.36'	N08°42'16"E	14°40'04"
C71	14.51'	448.28'	4.36'	14.51'	N00°06'16"E	2°14'22"

SEE SHEET 3 FOR GENERAL NOTES

GRAPHIC SCALE



NOTICE: This plat 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 plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



PLAT BOOK 15 PAGES 38 THRU 41
THE RAVINES

PLAT BOOK 22 PAGES 58 THRU 61
RAVINES REPLAT No 1

Right-of-Way for Drainage & Utilities

10' Easement (Official Records Book 520, page 304) to Clay Electric Cooperative, Inc.

50' PERIMETER BUFFER EASEMENT
(SEE NOTE 11, SHEET 3)

TRACT "N"
JURISDICTIONAL AREA
Ravines Crossing
UNIT ONE
PLAT BOOK 46
PAGES I THRU II

TRACT "C"
RECREATIONAL
AREA

TRACT "G"
LIFT STATION
SITE

TRACT "P"
JURISDICTIONAL AREA
Ravines Crossing
UNIT ONE
PLAT BOOK 46
PAGES I THRU II

MATCH TO SHEET 7

MATCH TO SHEET 5

Ravines Crossing UNIT THREE

Replat, Tract "K", Ravines Crossing UNIT ONE, Plat Book 46, pages I thru II, public records,
Section 24, Township 5 South, Range 24 East, Clay County, Florida.

23.86 Acres ±

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.

LAND USE	RURAL RESIDENTIAL
ZONING AREA	RUD
NO. LOTS	23.86 AC.
MIN. LOT SIZE	44
	1000 SQ. FT.

PLAT BOOK 48 PAGE 57
SHEET 7 OF 7 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

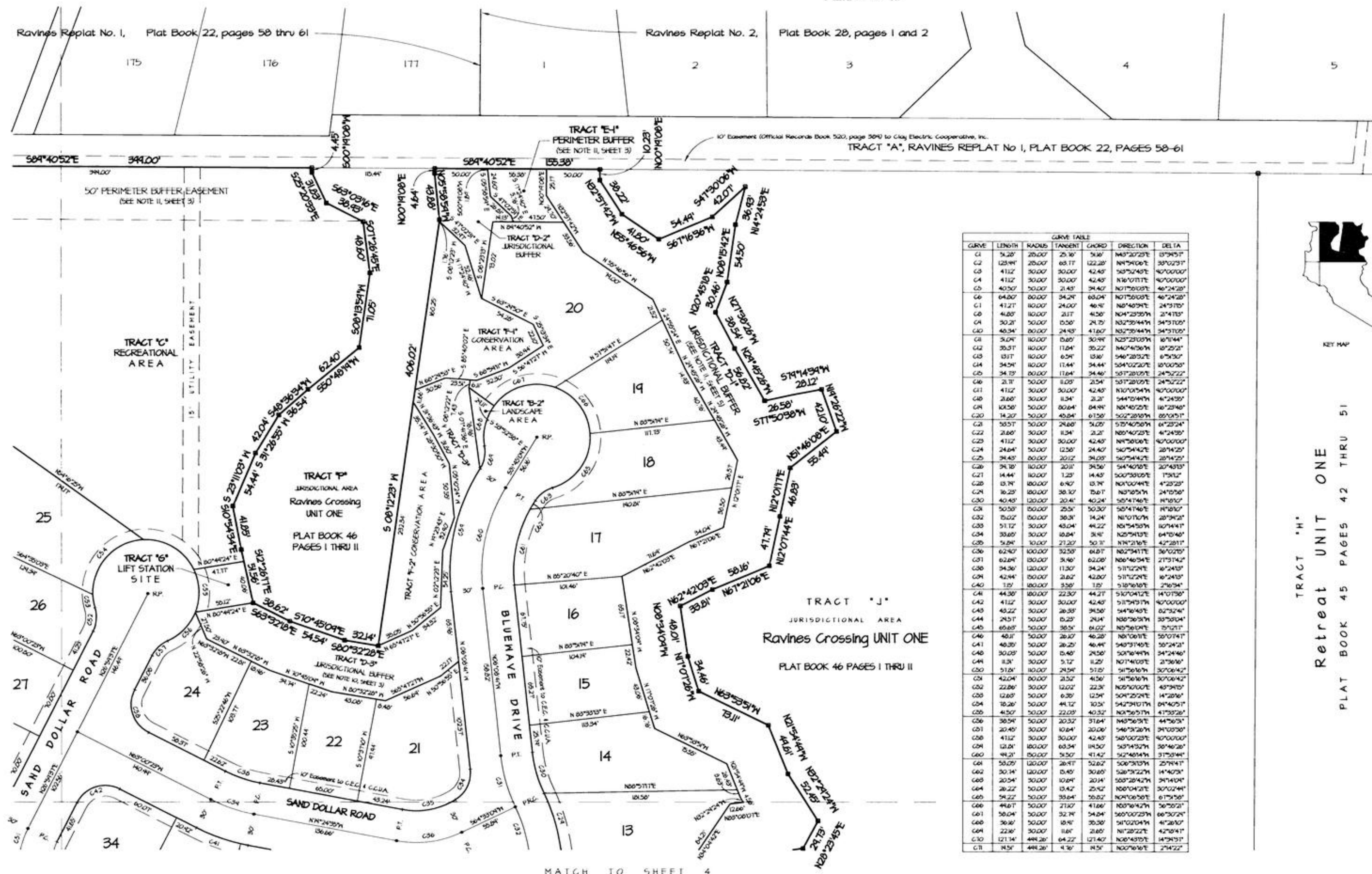
OWNER Abaco Blue 3108 U.S. Hwy. 17 Orange Park, FL	ENGINEER J. Lucas & Associates 1516 Landon Avenue Jacksonville, FL	SURVEYOR Elland & Associates 615 Blanding Blvd. Orange Park, FL
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Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DEL
C1	54.28	25.00'	25.36	50.66	N45°20'25"E	0°59'
C2	125.94	25.00'	65.17	122.28	N4°54'06"E	30°02'
C3	411.2	50.00'	50.00'	422.35	S65°24'05"E	40°00'
C4	411.2	50.00'	50.00'	422.35	N10°17'11"E	40°00'
C5	40.50	50.00'	21.45	39.40	N07°56'05"E	40°24'
C6	64.00	80.00'	34.24	65.04	N07°56'05"E	40°24'
C7	41.27	100.00'	24.00	46.95	N46°05'05"E	40°24'
C8	40.88	100.00'	21.17	40.85	N04°23'59"E	34°14'
C9	30.28	50.00'	0.56	24.75	N32°59'44"E	24°14'
C10	40.34	80.00'	24.95	41.60	N32°59'44"E	34°14'
C11	51.05	100.00'	0.60	30.99	N25°23'05"E	40°24'
C12	35.37	100.00'	11.64	36.22	S44°43'56"E	0°25'
C13	13.17	100.00'	6.59	13.61	S46°25'52"E	0°25'
C14	34.54	100.00'	11.64	34.44	S44°02'20"E	24°00'
C15	34.73	80.00'	11.64	34.46	S37°28'05"E	10°50'
C16	2.11	50.00'	0.00	2.04	S37°28'05"E	24°00'
C17	41.12	50.00'	50.00'	42.05	N10°03'54"E	40°24'
C18	2.60	100.00'	0.34	2.31	S44°04'44"E	40°24'
C19	100.58	50.00'	80.64	84.98	N40°40'25"E	10°23'
C20	14.30	50.00'	45.24	61.50	S02°28'59"E	65°00'
C21	50.57	50.00'	24.60	50.55	S75°00'50"E	40°24'
C22	2.60	100.00'	0.34	2.31	N65°40'25"E	40°24'
C23	41.12	50.00'	50.00'	42.05	N4°56'06"E	40°24'
C24	24.64	50.00'	12.56	24.40	S60°54'42"E	28°14'
C25	39.45	80.00'	20.12	39.05	S60°54'42"E	28°14'
C26	95.18	100.00'	20.11	94.56	S44°40'05"E	2°58'
C27	14.44	100.00'	1.28	14.45	S00°33'05"E	10°45'
C28	15.74	80.00'	6.40	15.74	N00°00'44"E	4°25'
C29	16.25	100.00'	36.30	7.60	N3°26'54"E	41°23'
C30	40.49	120.00'	40.41	40.24	S65°14'46"E	10°18'
C31	50.58	50.00'	25.51	50.30	S65°14'46"E	10°18'
C32	51.02	50.00'	36.31	14.24	N10°10'10"E	28°14'
C33	51.72	50.00'	45.04	44.22	N15°45'51"E	10°34'
C34	33.65	50.00'	16.84	31.81	N25°51'15"E	64°25'
C35	5.84	100.00'	27.22	50.31	N74°21'16"E	47°10'
C36	62.60	100.00'	32.55	61.87	N62°54'15"E	27°02'
C37	62.64	100.00'	36.46	62.06	N46°06'34"E	36°13'
C38	34.36	120.00'	11.30	34.24	S11°12'24"E	10°24'
C39	42.84	50.00'	22.62	42.00	S11°12'24"E	10°24'
C40	1.87	180.00'	5.56	1.87	S18°16'16"E	21°10'
C41	44.30	100.00'	22.30	44.21	S10°04'12"E	14°05'
C42	41.12	50.00'	50.00'	42.49	S15°13'17"E	40°24'
C43	45.22	50.00'	26.38	36.56	S4°46'54"E	82°53'
C44	24.57	50.00'	0.25	24.41	N86°36'51"E	40°24'
C45	65.65	50.00'	38.51	61.02	N65°56'10"E	35°12'
C46	46.11	50.00'	26.40	46.28	N60°10'15"E	55°07'
C47	48.65	50.00'	26.46	46.46	S45°51'45"E	50°24'
C48	30.05	50.00'	0.46	24.50	S06°46'44"E	34°24'
C49	18.31	50.00'	5.12	18.25	N07°41'05"E	21°06'
C50	51.68	100.00'	24.54	51.51	S15°16'16"E	30°06'
C51	42.04	80.00'	2.52	41.61	S15°16'16"E	30°06'
C52	22.86	50.00'	12.02	22.34	N26°10'00"E	45°34'
C53	12.65	50.00'	6.35	12.34	S04°25'24"E	47°40'

KEY MESSAGE

TRACT 'H'
Retreat UNIT ONE
PLAT BOOK 45 PAGES 42 THRU 51

MATCH TO SHEET 6

MATCH TO SHEET 4