

# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO. LOTS: 54 AC.  
MIN. LOT SIZE: 3000 Sq. Ft.

PLAT BOOK 45 PAGE 42

SHEET 1 OF 10 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER: Ravineland, Inc.  
2809 Ocean Drive S  
Jacksonville Bch, FL

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

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

## CAPTION

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 2000.04 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 3255.24 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 last said line, a distance of 1307 feet, more or less to its intersection with the centerline of a variable width branch; thence southwesterly, along the centerline of said branch, 2913 feet, more or less to its intersection with the northeasterly right-of-way line of County Road No C-218 (a 100 foot right-of-way as now established); thence North 56 degrees 52 minutes 44 seconds West, along said northeasterly right-of-way line of County Road No C-218, a distance of 1441 feet, more or less; thence North 00 degrees 19 minutes 08 seconds East, 1763.58 feet to the Point of Beginning. Containing 154 acres, more or less.

## ADOPTION AND DEDICATION

This is to certify that Ravineland, Inc., a Florida corporation, hereinafter "Dedicator" is the lawful owner of the lands described in the caption hereon, known as Retreat 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. Ravine Hill Drive and Zeyno Drive, 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" and "B", 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, its successors and assigns, 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 and following assignment to the Association as described above, then the Association 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", "E", "F", "G", "H", "I", "J", "K", "L", "M" and "N" are reserved unto the Dedicator, its successors and/or assigns. Private Drainage Easements are reserved unto the Dedicator, its successors and/or assigns. The Easements described in General Notes 15 through 19 herein, shall be irrevocably dedicated as stated therein.

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

Tracy Eiland  
Tracy Eiland, witness

Alisa Peluei  
Alisa Peluei, witness

Ravineland, Inc.  
a Florida corporation  
By: Necdet Senhart, Its President

## STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 27th day of April, 2004, by Necdet Senhart, as president of Ravineland, Inc., a Florida corporation, on behalf of the corporation

Tracy L. Eiland  
Notary Public, State of Florida



# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO LOTS: 40  
MIN. LOT SIZE: 1000 Sq. Ft.

PLAT BOOK 45 PAGE 43

SHEET 2 OF 10 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER: Ravineland, Inc.  
2804 Ocean Drive S  
Jacksonville Bch, 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 16 day of July, 2004.

Cheryl Miller  
Director, Department of Zoning

### COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 3<sup>rd</sup> day of May, 2004.

[Signature]  
Director, Department of Planning

### COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 15<sup>th</sup> day of July, 2004.

C. E. T. W.  
Director, Department of Engineering

### COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 19<sup>th</sup> day of July, 2004,  
by the Board of County Commissioners, Clay County, Florida.

[Signature] Clerk of the Board  
[Signature] 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.

Ravineland, Inc.  
a Florida corporation

Tracy Eiland  
Tracy Eiland, Witness

[Signature]  
Alisa Polunin, Witness

By: [Signature]  
Necdet Senhart, 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 45, Pages 42 thru and 51 of the public records of Clay County, Florida this 22<sup>nd</sup> day of July, 2004.

James R. Fox  
Clerk of the Circuit Court



### MORTGAGEE'S JOINDER

Compass Bank, owner and holder of that certain Mortgage dated December 17, 2003 and recorded December 31, 2003 in Official Records Book 2311, page 227 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

[Signature]  
Auntie B. Seely, Witness

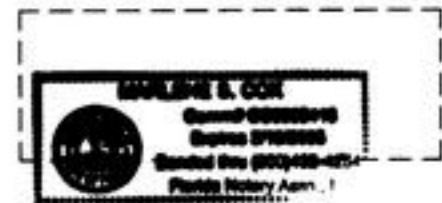
[Signature]  
Laurie Livingston, Witness

Compass Bank  
By: [Signature]  
Philip R. Webb, Vice President

### STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2004, by Philip R. Webb as vice president of Compass Bank, on behalf of the bank.

[Signature]  
Merrick S. Cox  
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 22 day of APRIL, 2004.

[Signature]  
Matthew A. Griffis  
Florida Registration No. 3743  
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 27<sup>th</sup> day of April, 2004.

[Signature]  
Harold T. Eiland  
Florida Cert. No. 2518  
Eiland and Associates, Inc., LB 1381  
615 Blanding Boulevard  
Orange Park, Florida 321-1000

# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO LOTS: 154 AC.  
MIN. LOT SIZE: 1000 Sq. Ft.

PLAT BOOK 45 PAGE 44

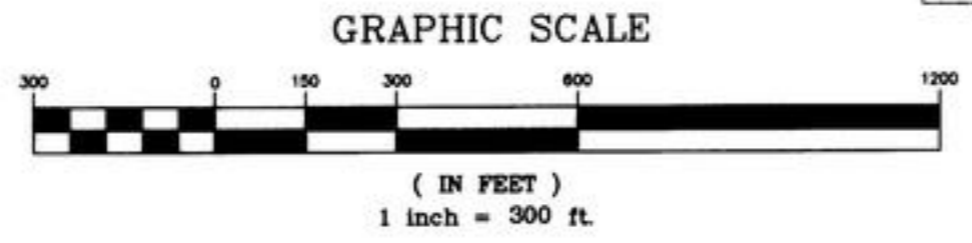
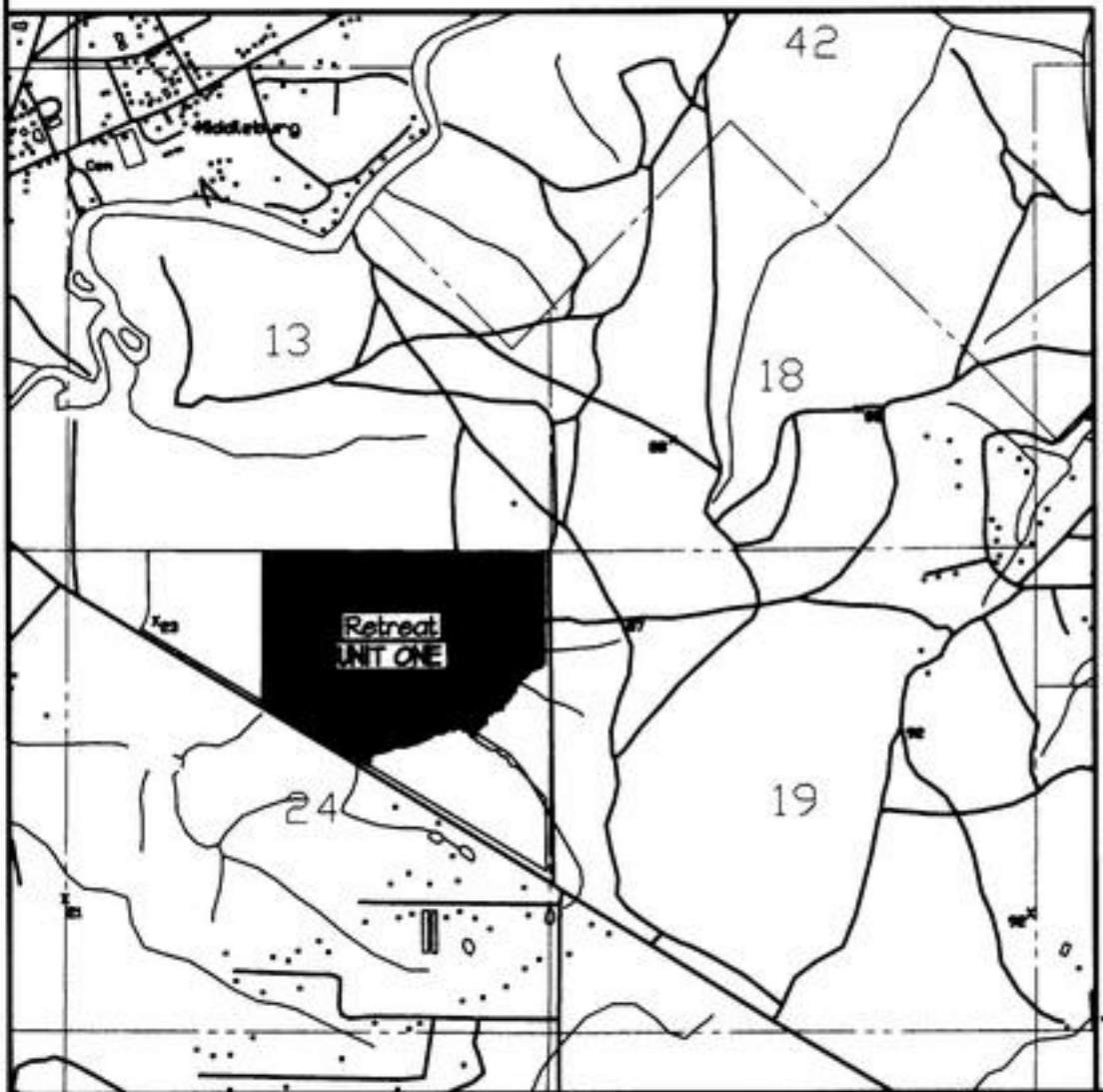
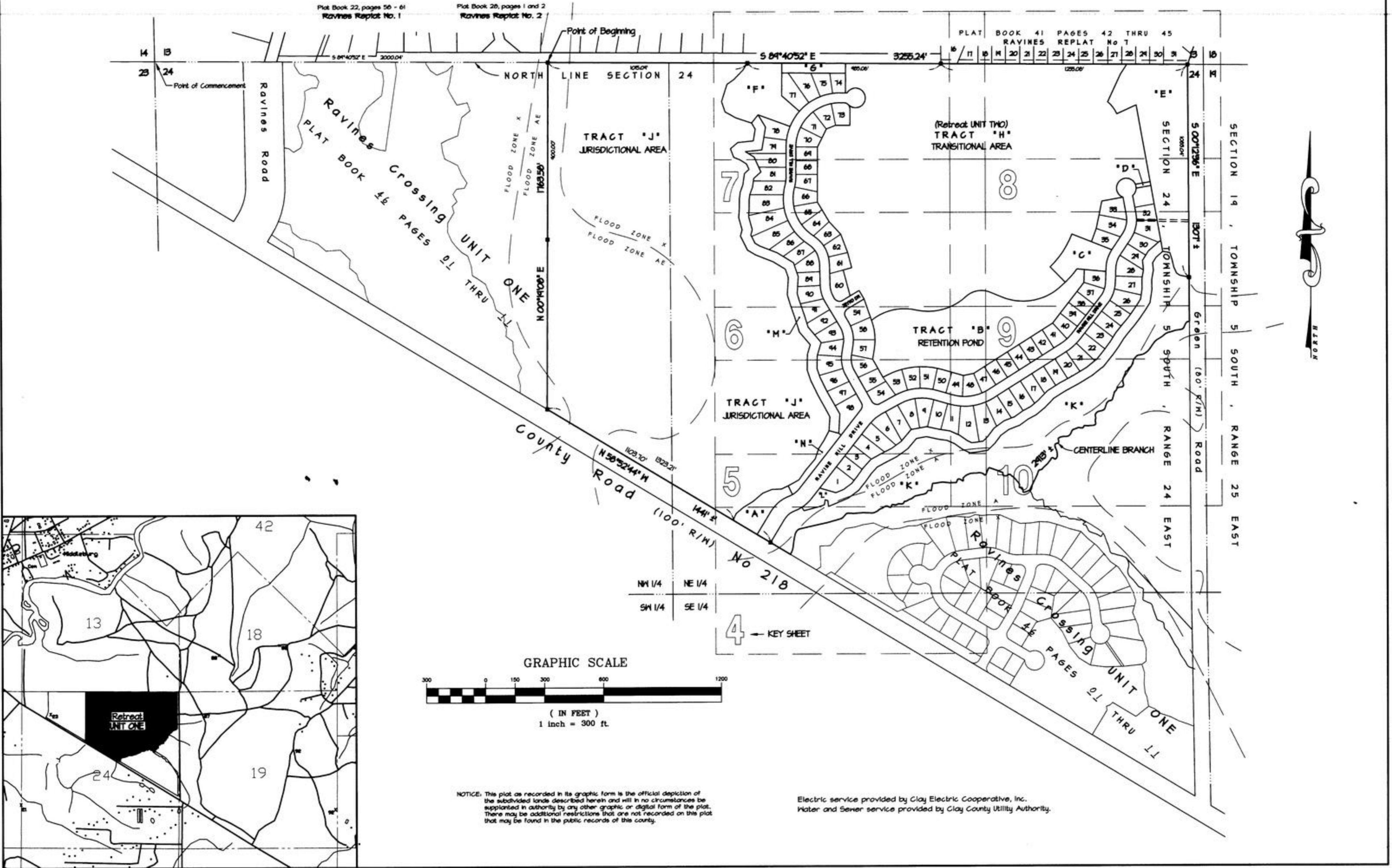
SHEET 3 OF 10 SHEETS

TYPE I SUBDIVISION "RUD" ZONE

OWNER: RavineLand, Inc.  
2801 Ocean Drive S  
Jacksonville Bch, FL

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

SURVEYOR: Eiland & Associates  
615 Standing Blvd.  
Orange Park, FL



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.

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

# Retreat UNIT ONE

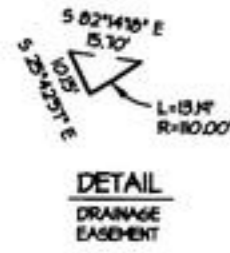
Section 24, Township 5 South, Range 24 East, Clay County, Florida.  
154 Acres ±

PLAT BOOK 45 PAGE 45  
SHEET 4 OF 10 SHEETS

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
No. LOTS: 48  
MIN. LOT SIZE: 1000 Sq. Ft.

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Ravineland, Inc., 2809 Ocean Drive S, Jacksonville, FL  
ENGINEER: J. Lucas & Associates, 1516 London Avenue, Jacksonville, FL  
SURVEYOR: Elland & Associates, 615 Blanding Blvd., Orange Park, FL



MATCH TO SHEET 5

TRACT 'J' JURISDICTIONAL AREA (SEE NOTE 1) HEREON

TRACT 'L' JURISDICTIONAL BUFFER (SEE NOTE 10) HEREON

TRACT 'K' JURISDICTIONAL AREA (SEE NOTE 10) HEREON

TRACT 'A' RETENTION POND

RAVINE HILL DRIVE

DRIVE

COUNTY ROAD No 218

(100' R/W)

Ravines Crossing UNIT ONE  
PLAT BOOK 46 PAGES 01-11

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	75.97	110.00	36.41	72.52	S50°22'07\"	38°2'40\"
C2	100.78	150.00	52.37	98.94	S50°22'07\"	38°2'40\"
C3	127.65	190.00	66.34	125.26	S50°22'07\"	38°2'40\"
C4	16.37	110.00	8.08	16.12	N65°24'54\"	8°24'05\"
C5	44.32	110.00	22.47	44.05	N44°40'14\"	23°05'51\"
C6	82.44	150.00	42.24	81.40	N65°22'17\"	31°24'20\"
C7	37.81	110.00	19.07	37.81	N65°54'19\"	11°25'16\"
C8	66.35	110.00	33.62	66.21	N48°04'30\"	20°04'04\"
C9	48.04	236.64	48.68	45.40	S44°39'14\"	23°05'51\"
C10	16.04	225.00	8.02	16.03	S40°10'07\"	4°09'00\"

### GENERAL NOTES

- Permanent Control Point shown thus: \*
- Permanent Reference Monument shown thus: ■
- Tabulated Curve Number shown thus: C1
- Radial Lot Lines shown thus: (R)
- 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
- Bearings shown hereon are based on N 56°52'44\" N for the right-of-way line of County Road No 218.  
1) All return roads are 30 feet unless noted otherwise.  
2) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1982, the property shown herein is situated in ZONE A, AE & X.  
3) 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.
- 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 superseded and redefined from time to time by the appropriate agencies.
- 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 42-03, as amended, (Retreat UNIT TWO). 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.
- Perimeter Buffer shall be vegetated to provide substantial opaque screening.
- C.C.U.A. Denotes Clay County Utility Authority
- C.E.C. Denotes Clay Electric Cooperative
- 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.
- 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.
- 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.
- 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.
- 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.)
- P.C. denotes Point of Curvature  
P.T. denotes Point of Tangency  
P.C. denotes Point of Compound Curve  
P.R.C. denotes Point of Reverse Curve



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

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

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# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO LOTS: 54 AC.  
MIN. LOT SIZE: 48  
6000 Sq. Ft.

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Ravinland, Inc.  
2809 Ocean Drive S  
Jacksonville Bch, FL

ENGINEER: J. Lucas & Associates  
1516 Jackson Avenue  
Jacksonville, FL

SURVEYOR: Elland & Associates  
615 Blending Blvd.  
Orange Park, FL

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

MATCH TO SHEET 6

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.

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	79.90'	110.00'	36.41'	12.52'	S60°22'07" W	36°24'40"
C2	100.78'	150.00'	52.37'	18.04'	S50°22'07" W	36°24'40"
C3	121.65'	190.00'	66.34'	25.26'	S50°22'07" W	36°24'40"
C4	143.52'	230.00'	80.31'	34.47'	S40°22'07" W	36°24'40"
C5	165.39'	270.00'	94.28'	45.68'	S30°22'07" W	36°24'40"
C6	187.26'	310.00'	108.25'	58.89'	S20°22'07" W	36°24'40"
C7	209.13'	350.00'	122.22'	74.10'	S10°22'07" W	36°24'40"
C8	231.00'	390.00'	136.19'	91.31'	S0°22'07" W	36°24'40"
C9	252.87'	430.00'	150.16'	110.52'	S0°22'07" W	36°24'40"
C10	274.74'	470.00'	164.13'	131.73'	S0°22'07" W	36°24'40"
C11	296.61'	510.00'	178.10'	154.94'	S0°22'07" W	36°24'40"
C12	318.48'	550.00'	192.07'	180.15'	S0°22'07" W	36°24'40"
C13	340.35'	590.00'	206.04'	207.36'	S0°22'07" W	36°24'40"
C14	362.22'	630.00'	220.01'	236.57'	S0°22'07" W	36°24'40"
C15	384.09'	670.00'	233.98'	267.78'	S0°22'07" W	36°24'40"
C16	405.96'	710.00'	247.95'	301.99'	S0°22'07" W	36°24'40"
C17	427.83'	750.00'	261.92'	339.20'	S0°22'07" W	36°24'40"
C18	449.70'	790.00'	275.89'	379.41'	S0°22'07" W	36°24'40"
C19	471.57'	830.00'	289.86'	422.62'	S0°22'07" W	36°24'40"
C20	493.44'	870.00'	303.83'	468.83'	S0°22'07" W	36°24'40"
C21	515.31'	910.00'	317.80'	518.04'	S0°22'07" W	36°24'40"
C22	537.18'	950.00'	331.77'	570.25'	S0°22'07" W	36°24'40"
C23	559.05'	990.00'	345.74'	625.46'	S0°22'07" W	36°24'40"
C24	580.92'	1030.00'	359.71'	683.67'	S0°22'07" W	36°24'40"
C25	602.79'	1070.00'	373.68'	744.88'	S0°22'07" W	36°24'40"
C26	624.66'	1110.00'	387.65'	809.09'	S0°22'07" W	36°24'40"
C27	646.53'	1150.00'	401.62'	876.30'	S0°22'07" W	36°24'40"
C28	668.40'	1190.00'	415.59'	946.51'	S0°22'07" W	36°24'40"
C29	690.27'	1230.00'	429.56'	1020.72'	S0°22'07" W	36°24'40"
C30	712.14'	1270.00'	443.53'	1100.93'	S0°22'07" W	36°24'40"
C31	734.01'	1310.00'	457.50'	1187.14'	S0°22'07" W	36°24'40"
C32	755.88'	1350.00'	471.47'	1279.35'	S0°22'07" W	36°24'40"
C33	777.75'	1390.00'	485.44'	1387.56'	S0°22'07" W	36°24'40"
C34	799.62'	1430.00'	499.41'	1501.77'	S0°22'07" W	36°24'40"
C35	821.49'	1470.00'	513.38'	1621.98'	S0°22'07" W	36°24'40"
C36	843.36'	1510.00'	527.35'	1748.19'	S0°22'07" W	36°24'40"
C37	865.23'	1550.00'	541.32'	1880.40'	S0°22'07" W	36°24'40"
C38	887.10'	1590.00'	555.29'	2018.61'	S0°22'07" W	36°24'40"
C39	908.97'	1630.00'	569.26'	2162.82'	S0°22'07" W	36°24'40"
C40	930.84'	1670.00'	583.23'	2313.03'	S0°22'07" W	36°24'40"
C41	952.71'	1710.00'	597.20'	2469.24'	S0°22'07" W	36°24'40"
C42	974.58'	1750.00'	611.17'	2631.45'	S0°22'07" W	36°24'40"
C43	996.45'	1790.00'	625.14'	2799.66'	S0°22'07" W	36°24'40"
C44	1018.32'	1830.00'	639.11'	2973.87'	S0°22'07" W	36°24'40"
C45	1040.19'	1870.00'	653.08'	3154.08'	S0°22'07" W	36°24'40"
C46	1062.06'	1910.00'	667.05'	3340.29'	S0°22'07" W	36°24'40"
C47	1083.93'	1950.00'	681.02'	3532.50'	S0°22'07" W	36°24'40"
C48	1105.80'	1990.00'	694.99'	3730.71'	S0°22'07" W	36°24'40"
C49	1127.67'	2030.00'	708.96'	3934.92'	S0°22'07" W	36°24'40"
C50	1149.54'	2070.00'	722.93'	4145.13'	S0°22'07" W	36°24'40"
C51	1171.41'	2110.00'	736.90'	4361.34'	S0°22'07" W	36°24'40"
C52	1193.28'	2150.00'	750.87'	4583.55'	S0°22'07" W	36°24'40"
C53	1215.15'	2190.00'	764.84'	4811.76'	S0°22'07" W	36°24'40"
C54	1237.02'	2230.00'	778.81'	5045.97'	S0°22'07" W	36°24'40"
C55	1258.89'	2270.00'	792.78'	5286.18'	S0°22'07" W	36°24'40"
C56	1280.76'	2310.00'	806.75'	5532.39'	S0°22'07" W	36°24'40"
C57	1302.63'	2350.00'	820.72'	5784.60'	S0°22'07" W	36°24'40"
C58	1324.50'	2390.00'	834.69'	6042.81'	S0°22'07" W	36°24'40"
C59	1346.37'	2430.00'	848.66'	6307.02'	S0°22'07" W	36°24'40"
C60	1368.24'	2470.00'	862.63'	6577.23'	S0°22'07" W	36°24'40"
C61	1390.11'	2510.00'	876.60'	6853.44'	S0°22'07" W	36°24'40"
C62	1411.98'	2550.00'	890.57'	7135.65'	S0°22'07" W	36°24'40"
C63	1433.85'	2590.00'	904.54'	7423.86'	S0°22'07" W	36°24'40"
C64	1455.72'	2630.00'	918.51'	7718.07'	S0°22'07" W	36°24'40"
C65	1477.59'	2670.00'	932.48'	8018.28'	S0°22'07" W	36°24'40"
C66	1499.46'	2710.00'	946.45'	8324.49'	S0°22'07" W	36°24'40"
C67	1521.33'	2750.00'	960.42'	8636.70'	S0°22'07" W	36°24'40"
C68	1543.20'	2790.00'	974.39'	8954.91'	S0°22'07" W	36°24'40"
C69	1565.07'	2830.00'	988.36'	9279.12'	S0°22'07" W	36°24'40"
C70	1586.94'	2870.00'	1002.33'	9609.33'	S0°22'07" W	36°24'40"
C71	1608.81'	2910.00'	1016.30'	9945.54'	S0°22'07" W	36°24'40"
C72	1630.68'	2950.00'	1030.27'	10287.75'	S0°22'07" W	36°24'40"
C73	1652.55'	2990.00'	1044.24'	10735.96'	S0°22'07" W	36°24'40"
C74	1674.42'	3030.00'	1058.21'	11190.17'	S0°22'07" W	36°24'40"
C75	1696.29'	3070.00'	1072.18'	11750.38'	S0°22'07" W	36°24'40"
C76	1718.16'	3110.00'	1086.15'	12316.59'	S0°22'07" W	36°24'40"
C77	1740.03'	3150.00'	1100.12'	12888.80'	S0°22'07" W	36°24'40"
C78	1761.90'	3190.00'	1114.09'	13467.01'	S0°22'07" W	36°24'40"
C79	1783.77'	3230.00'	1128.06'	14051.22'	S0°22'07" W	36°24'40"
C80	1805.64'	3270.00'	1142.03'	14641.43'	S0°22'07" W	36°24'40"
C81	1827.51'	3310.00'	1156.00'	15237.64'	S0°22'07" W	36°24'40"
C82	1849.38'	3350.00'	1170.00'	15839.85'	S0°22'07" W	36°24'40"
C83	1871.25'	3390.00'	1184.00'	16448.06'	S0°22'07" W	36°24'40"
C84	1893.12'	3430.00'	1198.00'	17062.27'	S0°22'07" W	36°24'40"
C85	1914.99'	3470.00'	1212.00'	17682.48'	S0°22'07" W	36°24'40"
C86	1936.86'	3510.00'	1226.00'	18308.69'	S0°22'07" W	36°24'40"
C87	1958.73'	3550.00'	1240.00'	18940.90'	S0°22'07" W	36°24'40"
C88	1980.60'	3590.00'	1254.00'	19579.11'	S0°22'07" W	36°24'40"
C89	2002.47'	3630.00'	1268.00'	20223.32'	S0°22'07" W	36°24'40"
C90	2024.34'	3670.00'	1282.00'	20873.53'	S0°22'07" W	36°24'40"
C91	2046.21'	3710.00'	1296.00'	21529.74'	S0°22'07" W	36°24'40"
C92	2068.08'	3750.00'	1310.00'	22191.95'	S0°22'07" W	36°24'40"
C93	2089.95'	3790.00'	1324.00'	22859.16'	S0°22'07" W	36°24'40"
C94	2111.82'	3830.00'	1338.00'	23531.37'	S0°22'07" W	36°24'40"
C95	2133.69'	3870.00'	1352.00'	24208.58'	S0°22'07" W	36°24'40"
C96	2155.56'	3910.00'	1366.00'	24890.79'	S0°22'07" W	36°24'40"
C97	2177.43'	3950.00'	1380.00'	25577.00'	S0°22'07" W	36°24'40"
C98	2199.30'	3990.00'	1394.00'	26267.21'	S0°22'07" W	36°24'40"
C99	2221.17'	4030.00'	1408.00'	26961.42'	S0°22'07" W	36°24'40"
C100	2243.04'	4070.00'	1422.00'	27659.63'	S0°22'07" W	36°24'40"



MATCH TO SHEET 4

MATCH TO SHEET 10

# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING: RUD  
AREA: 154 AC.  
NO LOTS: 48  
MIN. LOT SIZE: 6000 Sq. Ft.

PLAT BOOK 45 PAGE 47

SHEET 6 OF 10 SHEETS

TYPE I SUBDIVISION " PUD " ZONE

OWNER: Rayheland, Inc.  
2804 Ocean Drive S  
Jacksonville, FL

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

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

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.

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

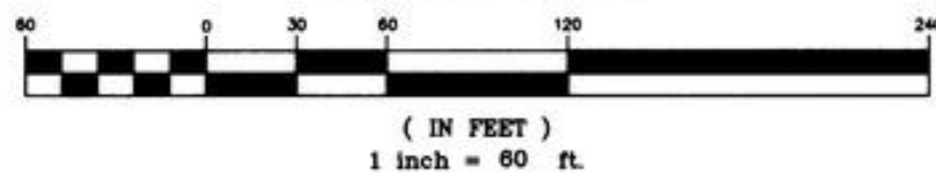
MATCH TO SHEET 7

TRACT 'H'  
(Retreat UNIT TWO)  
TRANSITIONAL AREA  
(SEE NOTE II, SHEET 4)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C56	275.96'	265.00'	149.00'	265.3'	N75°00'44"E	50°28'44"
C57	256.44'	265.00'	128.00'	230.52'	S77°06'16"W	51°38'44"
C58	83.90'	125.00'	43.60'	82.38'	S0°07'07"E	30°27'21"
C59	100.66'	50.00'	52.32'	98.80'	S0°07'07"E	30°27'21"
C60	34.51'	175.00'	16.4'	34.48'	S22°52'44"E	12°56'13"
C61	65.76'	175.00'	33.28'	65.34'	S05°30'24"E	21°32'12"
C62	12.6'	175.00'	6.08'	12.6'	S07°07'05"W	3°58'57"
C63	21.28'	125.00'	10.64'	21.21'	N04°14'36"E	4°43'55"
C64	104.28'	50.00'	54.40'	102.28'	N0°41'31"W	34°52'04"
C65	21.31'	175.00'	10.66'	21.28'	N04°38'20"E	0°56'28"
C66	12.8'	175.00'	6.4'	12.74'	N1°40'07"W	23°40'28"
C67	22.8'	175.00'	11.04'	22.14'	N07°07'57"W	7°58'
C68	65.75'	125.00'	33.65'	64.94'	N5°42'38"W	30°08'55"
C69	44.47'	265.00'	22.28'	44.45'	N04°38'20"E	0°56'28"
C70	101.40'	265.00'	51.24'	100.86'	N0°07'28"W	20°28'05"
C71	41.2'	30.00'	30.00'	42.48'	S44°14'25"W	40°00'00"
C72	41.2'	30.00'	30.00'	42.48'	S75°45'35"E	40°00'00"
C73	63.65'	125.00'	32.55'	62.96'	S6°10'21"E	24°10'28"
C74	16.36'	50.00'	8.04'	15.56'	S6°10'21"E	24°10'28"
C75	18.65'	175.00'	9.32'	18.62'	S27°42'38"E	6°05'54"
C76	10.48'	175.00'	5.24'	10.01'	S8°07'24"E	23°04'54"
C77	75.75'	125.00'	37.88'	72.66'	N88°24'13"W	38°48'12"
C78	145.9'	50.00'	74.3'	140.28'	N04°27'07"W	58°44'04"
C79	34.67'	175.00'	17.44'	34.6'	N07°11'35"W	11°24'56"
C80	63.8'	175.00'	31.8'	62.82'	N03°20'27"W	20°40'47"
C81	12.20'	175.00'	6.1'	12.14'	N45°30'07"W	23°38'22"
C82	41.85'	125.00'	24.22'	41.55'	N46°21'16"W	21°55'52"
C83	83.42'	225.00'	42.46'	83.44'	S46°38'04"E	21°22'16"
C84	371.4'	250.00'	185.42'	246.30'	S30°58'41"E	12°41'01"
C85	24.12'	275.00'	12.07'	24.1'	S64°44'42"E	5°08'00"
C86	71.4'	275.00'	35.7'	70.45'	S44°45'30"E	14°44'22"
C87	65.28'	275.00'	32.74'	65.2'	S80°32'48"E	13°36'02"
C88	102.50'	225.00'	52.5'	101.6'	S22°58'55"E	26°08'02"
C89	67.37'	275.00'	33.66'	67.30'	S6°48'40"E	14°02'14"
C90	66.84'	275.00'	33.58'	66.67'	S02°44'48"E	13°58'32"
C91	44.0'	225.00'	22.0'	43.2'	S02°45'27"W	25°12'43"
C92	38.50'	275.00'	19.24'	38.42'	S04°47'24"W	11°08'51"
C93	17.65'	125.00'	8.84'	17.63'	N1°14'04"E	8°05'21"
C94	34.34'	50.00'	17.17'	34.27'	N07°50'24"E	8°02'41"
C95	45.45'	175.00'	22.7'	45.82'	N07°50'24"E	8°02'41"

TRACT 'J'  
JURISDICTIONAL AREA  
(SEE NOTE 10 SHEET 4)

GRAPHIC SCALE



MATCH TO SHEET 5

MATCH TO SHEET 4

TRACT 'B'  
RETENTION POND



# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD 154 AC.  
NO LOTS: 40  
MIN. LOT SIZE: 6000 Sq. Ft.

PLAT BOOK 45 PAGE 48

SHEET 7 OF 10 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Ravineland, Inc.  
2804 Ocean Drive S  
Jacksonville Bch, FL

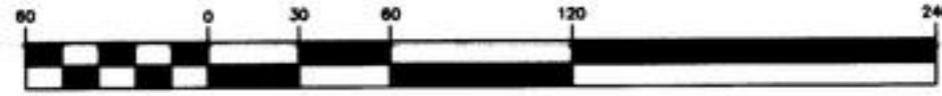
ENGINEER: J Lucas & Associates  
1516 London Avenue  
Jacksonville, FL

SURVEYOR: Elford & 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.

PLAT BOOK 22 PAGES 58 THRU 61

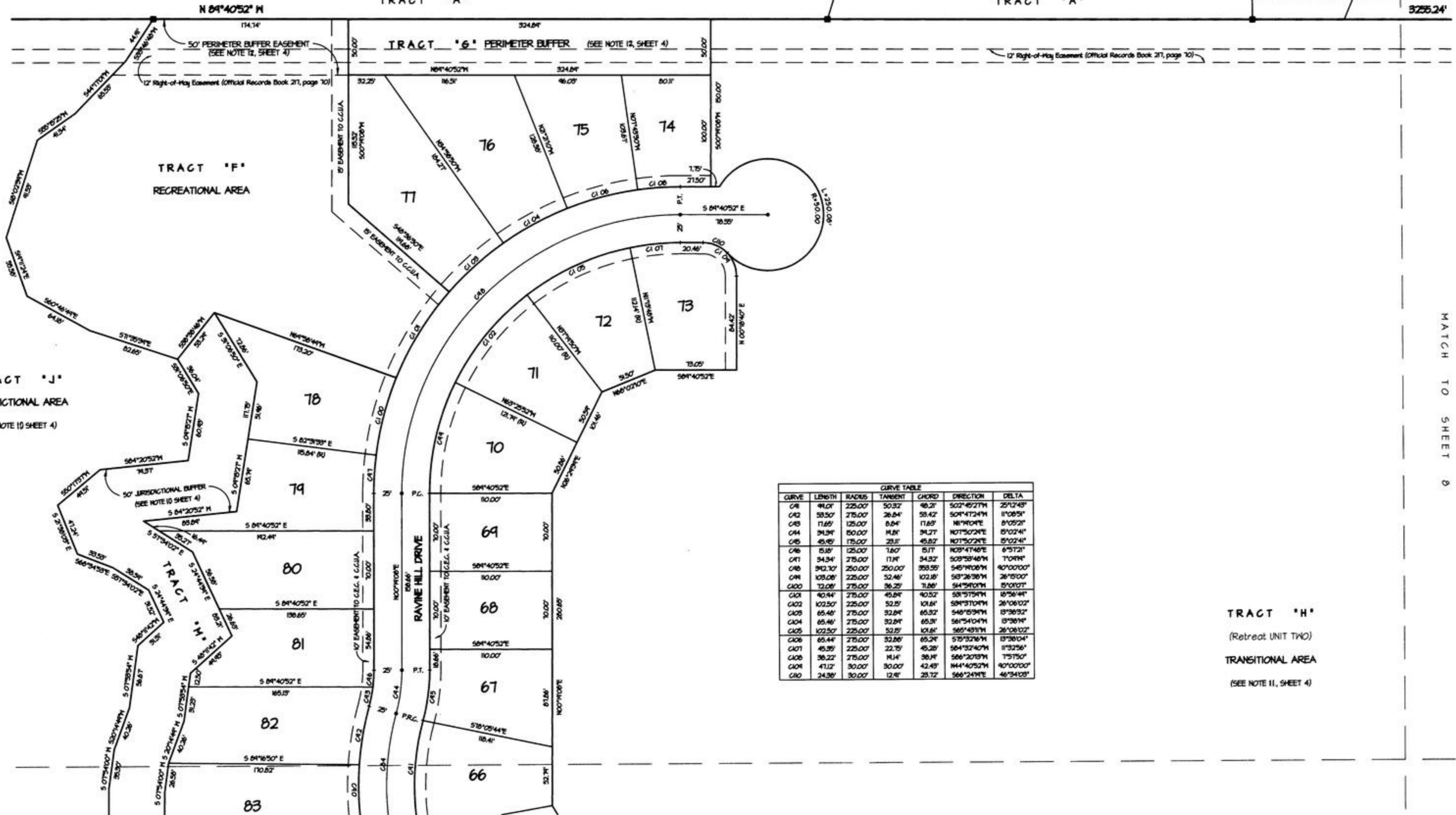
RAVINES REPLAT No 1

TRACT 'A'

PLAT BOOK 24 PAGES 5 THRU 7

RAVINES REPLAT No 4

TRACT 'A'



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C#	41.07	225.00'	50.32'	48.21'	S02°49'21"W	29°12'48"
C#2	38.50'	275.00'	26.84'	38.42'	S04°41'24"W	11°08'51"
C#3	11.65'	125.00'	8.84'	11.65'	N81°04'04"E	8°05'21"
C#4	34.34'	150.00'	14.81'	34.27'	N07°50'24"E	8°02'41"
C#5	45.45'	175.00'	23.21'	45.82'	N07°50'24"E	8°02'41"
C#6	15.18'	125.00'	7.60'	15.17'	N08°47'48"E	6°57'21"
C#7	34.34'	275.00'	17.81'	34.32'	S08°28'48"W	1°04'04"
C#8	392.10'	250.00'	250.00'	388.99'	S45°19'08"W	40°00'00"
C#9	103.08'	225.00'	52.46'	102.18'	S81°26'38"W	26°18'00"
C#00	12.08'	275.00'	36.25'	7.86'	S44°58'03"W	8°00'00"
C#01	40.44'	275.00'	45.84'	40.52'	S81°57'54"W	10°56'44"
C#02	102.50'	225.00'	52.15'	101.61'	S84°31'04"W	26°10'02"
C#03	65.48'	275.00'	32.84'	65.32'	S48°59'54"W	18°38'52"
C#04	65.48'	275.00'	32.84'	65.31'	S61°54'04"W	18°38'54"
C#05	102.50'	225.00'	52.15'	101.61'	S65°48'14"W	26°10'02"
C#06	65.44'	275.00'	32.86'	65.24'	S78°32'34"W	18°38'04"
C#07	45.35'	225.00'	22.75'	45.28'	S84°32'40"W	11°32'56"
C#08	38.22'	275.00'	14.41'	38.14'	S86°20'34"W	7°57'50"
C#09	41.27'	30.00'	30.00'	42.48'	N44°40'52"W	40°00'00"
C#0	24.38'	30.00'	12.41'	25.12'	S66°24'44"E	46°34'03"

TRACT 'H'  
(Retreat UNIT TWO)  
TRANSITIONAL AREA  
(SEE NOTE 11, SHEET 4)

MATCH TO SHEET 8

MATCH TO SHEET 6

# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO LOTS: 154 AC.  
MIN. LOT SIZE: 60  
6000 Sq. Ft.

PLAT BOOK 45 PAGE 49  
SHEET 8 OF 10 SHEETS

TYPE I SUBDIVISION "RUD" ZONE

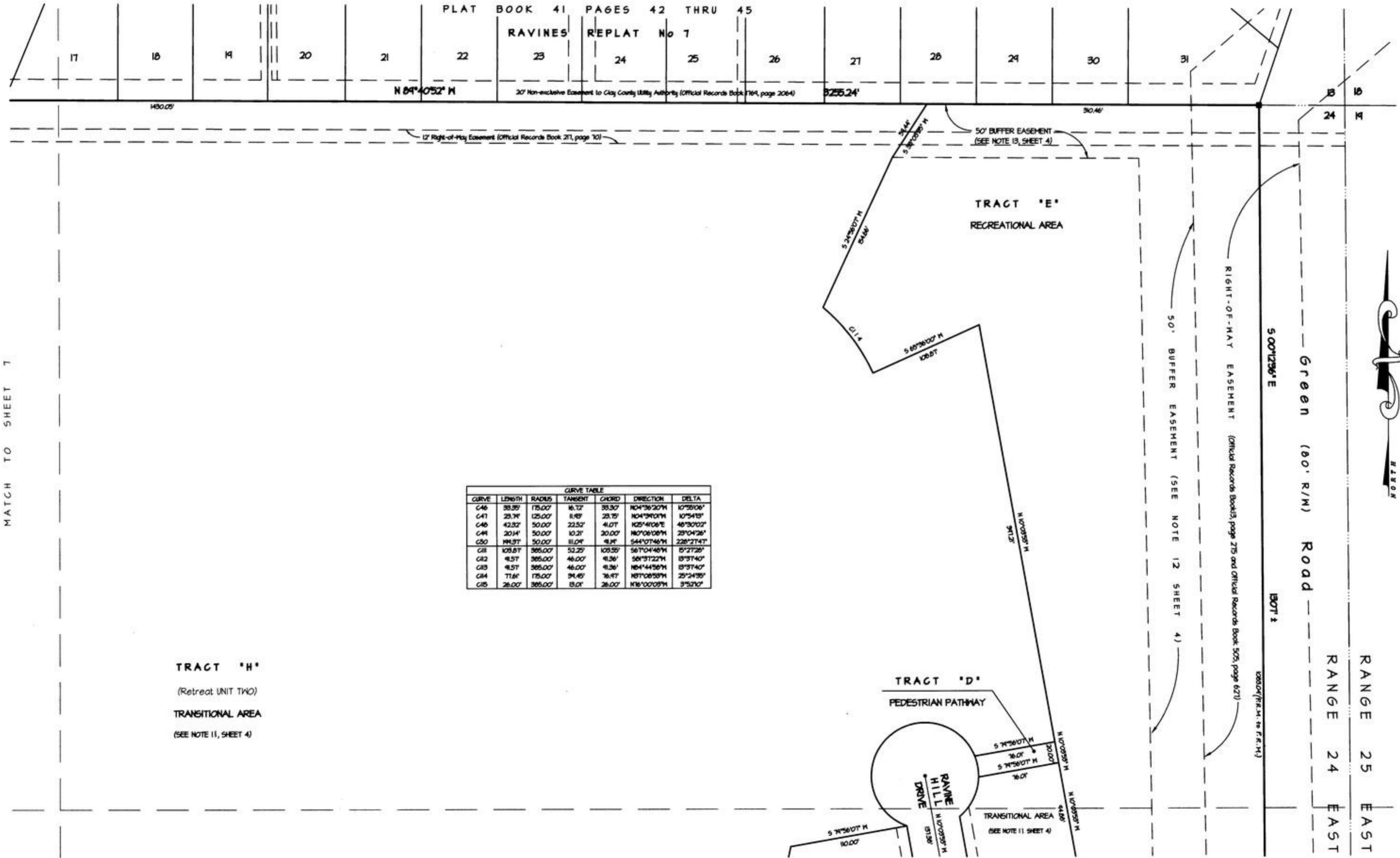
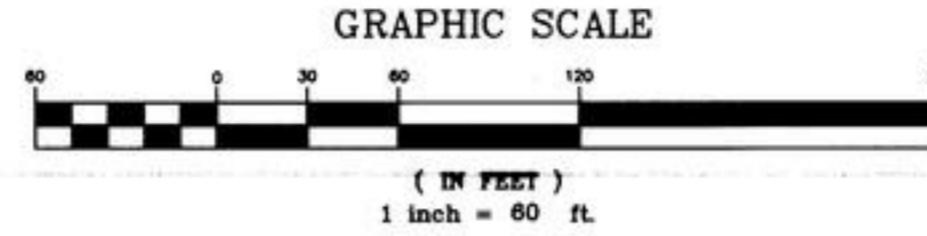
OWNER:  
Ravinesland, Inc.  
2809 Ocean Drive S  
Jacksonville, FL

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.

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CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C46	38.35'	175.00'	16.17'	38.35'	104°36'20" N
C47	25.74'	125.00'	11.49'	25.75'	104°39'01" N
C48	42.52'	50.00'	22.52'	41.01'	105°40'28" E
C49	20.14'	50.00'	10.31'	20.00'	180°08'08" N
C50	114.51'	50.00'	11.04'	9.41'	544°07'46" N
C8	109.87'	365.00'	52.25'	109.55'	56°10'44" N
C2	4.51'	365.00'	46.00'	4.26'	54°37'22" N
C3	4.51'	365.00'	46.00'	4.26'	184°44'58" N
C4	71.61'	175.00'	34.45'	76.17'	187°08'58" N
C5	26.00'	365.00'	19.01'	26.00'	116°00'03" N

MATCH TO SHEET 7

MATCH TO SHEET 4

# Retreat UNIT ONE

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

LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO LOTS: 54 AC.  
MIN. LOT SIZE: 6000 Sq. Ft.

PLAT BOOK 45 PAGE 50

SHEET 9 OF 10 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Ravineland, Inc.  
2604 Ocean Drive S  
Jacksonville, 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.

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GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

MATCH TO SHEET 8

## TRACT 'H'

(Retreat UNIT TWO)

## TRANSITIONAL AREA

(SEE NOTE II SHEET 4)

C26	64.09'	275.00'	32.51'	64.60'	N14°14'51"E	19°30'29"
C27	41.49'	275.00'	28.18'	41.37'	N62°33'16"E	4°52'51"
C28	36.76'	225.00'	16.42'	36.12'	N62°17'36"E	4°21'31"
C29	34.09'	225.00'	14.56'	36.48'	N52°38'34"E	4°56'11"
C30	66.79'	250.00'	43.60'	66.24'	N41°40'31"E	N°52'39"
C31	61.12'	275.00'	33.73'	66.45'	N50°31'17"E	13°54'02"
C32	28.28'	275.00'	14.85'	28.27'	N40°40'00"E	5°58'31"
C33	34.09'	225.00'	14.56'	36.48'	N42°42'23"E	4°56'11"
C34	44.00'	125.00'	22.25'	43.77'	N71°34'19"E	20°10'04"
C35	43.41'	50.00'	48.28'	41.41'	N4°52'48"E	35°40'54"
C36	63.81'	175.00'	31.49'	62.82'	K29°17'48"E	20°40'41"
C37	33.30'	175.00'	16.70'	33.25'	N71°30'23"E	10°54'10"
C38	33.85'	125.00'	11.09'	33.74'	N04°48'46"E	85°30'50"
C39	64.1'	125.00'	35.46'	66.23'	S17°59'37"W	31°40'38"
C40	62.93'	50.00'	42.35'	61.87'	S17°59'37"W	31°40'38"
C41	46.75'	175.00'	44.64'	45.52'	S17°59'37"W	31°40'38"
C42	71.84'	125.00'	36.44'	70.86'	N1°15'54"E	32°28'48"
C43	18.66'	50.00'	60.24'	18.84'	N1°50'00"E	43°41'41"
C44	36.17'	175.00'	18.85'	36.10'	N71°48'40"E	11°50'21"
C45	64.25'	175.00'	32.44'	63.84'	N1°22'20"E	21°02'14"
C46	33.35'	175.00'	16.72'	33.30'	N04°36'20"W	10°59'06"
C47	23.71'	125.00'	11.84'	23.67'	N04°31'54"W	10°59'58"
C48	42.24'	50.00'	22.50'	41.04'	K29°42'14"E	48°27'41"
C49	20.14'	50.00'	10.21'	20.00'	N07°08'10"W	29°10'36"
C50	111.57'	50.00'	111.04'	111.41'	S44°10'14"W	228°27'41"
C16	12.52'	175.00'	6.21'	12.52'	S85°41'18"W	4°08'19"

## TRACT 'B'

RETENTION POND

## TRACT 'C'

RECREATIONAL AREA

## TRACT 'E'

RECREATIONAL AREA

## TRACT 'K'

JURISDICTIONAL AREA

(SEE NOTE 10 SHEET 4)

MATCH TO SHEET 6

MATCH TO SHEET 10

RANGE 25 EAST  
RANGE 24 EAST

Green (60' R/W) Road



# Retreat UNIT ONE

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

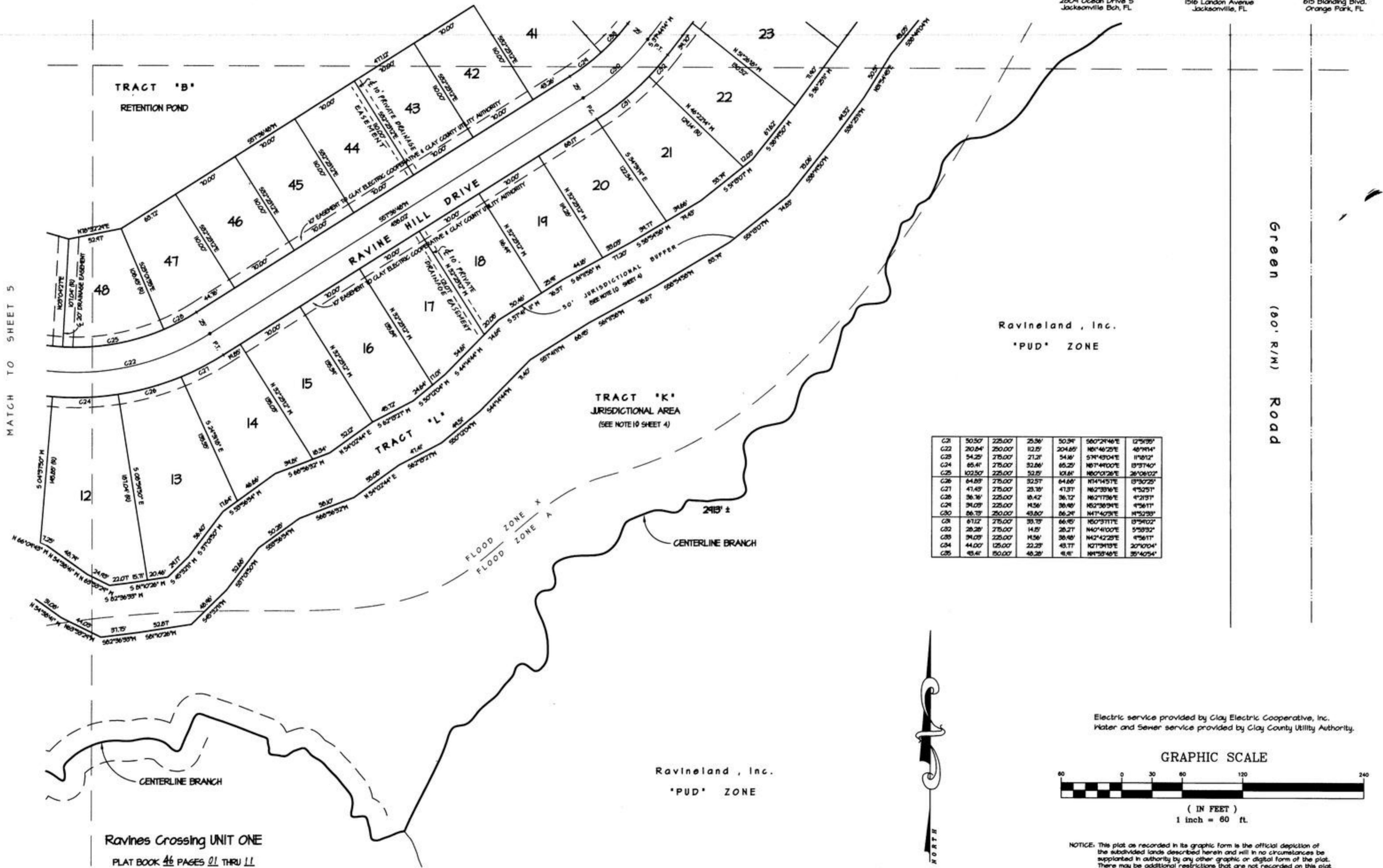
LAND USE: RURAL RESIDENTIAL  
ZONING AREA: RUD  
NO LOTS: 154 AC.  
MIN. LOT SIZE: 6000 Sq. Ft.

PLAT BOOK 45 PAGE 51  
SHEET 10 OF 10 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Ravineland, Inc.  
ENGINEER: J. Lucas & Associates  
SURVEYOR: Eiland & Associates

MATCH TO SHEET 9



C21	50.50'	225.00'	25.36'	50.34'	S60°21'46"E	12°5'35"
C22	20.84'	250.00'	10.25'	204.85'	N6°46'25"E	48°44'4"
C23	54.25'	275.00'	21.23'	54.86'	S71°49'04"E	11°0'12"
C24	65.41'	275.00'	32.86'	65.25'	N8°14'00"E	13°57'40"
C25	102.50'	225.00'	52.85'	101.61'	N80°01'26"E	26°06'02"
C26	64.89'	275.00'	32.57'	64.66'	N74°14'57"E	13°30'25"
C27	41.45'	275.00'	23.19'	41.37'	N62°33'16"E	4°52'51"
C28	36.36'	225.00'	18.42'	36.12'	N62°11'56"E	4°21'51"
C29	36.09'	225.00'	14.56'	36.48'	N52°36'54"E	4°56'11"
C30	86.19'	250.00'	43.60'	86.24'	N41°40'39"E	11°52'38"
C31	81.12'	275.00'	39.19'	86.45'	N50°31'11"E	13°54'02"
C32	26.28'	275.00'	14.85'	26.27'	N40°41'00"E	5°58'32"
C33	36.09'	225.00'	14.56'	36.48'	N42°42'22"E	4°56'11"
C34	44.00'	125.00'	22.25'	43.77'	N21°34'18"E	20°10'04"
C35	43.41'	150.00'	46.26'	41.11'	N4°35'46"E	35°40'54"

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 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.

MATCH TO SHEET 5