

Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, Tract "H", Retreat UNIT ONE, Plat Book 45 pages 42 thru 51
38.88 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING AREA	PUD
NO LOTS	30.00 AC.
MIN. LOT SIZE	0.00
TYP. LOT SIZE	2000 SQ. FT.
	3000 SQ. FT.

TYPE I SUBDIVISION " PUD " ZONE

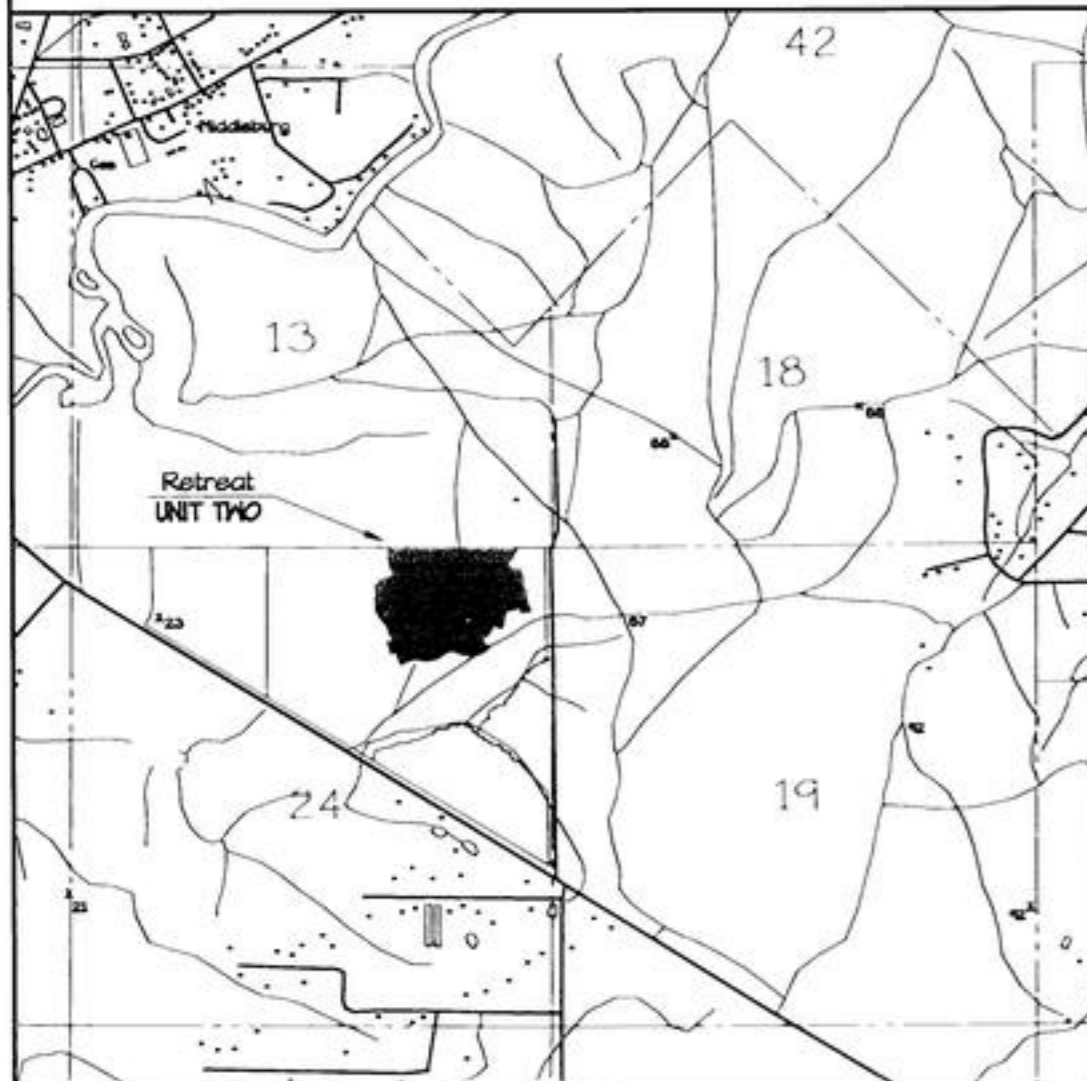
OWNER
Ravineland, Inc.
2804 Ocean Drive S
Jacksonville Bch, FL

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

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

CAPTION

Consisting of a portion of Tract "C", all of Tract "D", a portion of Tract "E", and all of Tract "H", Retreat UNIT ONE, according to map recorded in Plat Book 45, pages 42 thru 51 of the public records of Clay County, Florida; all being more particularly described as follows:
Begin at the northwest corner of said Tract "H"; thence on the north line thereof, run South 89 degrees 40 minutes 52 seconds East, 1430.05 feet; thence South 33 degrees 03 minutes 35 seconds West, 54.44 feet; thence South 24 degrees 56 minutes 07 seconds West, 154.87 feet; thence on the arc of a curve concave southwesterly and having a radius of 175.00 feet, an arc length of 77.44 feet, said arc being subtended by a chord bearing and distance of South 37 degrees 04 minutes 41 seconds East, 76.81 feet; thence North 65 degrees 36 minutes 00 seconds East, 108.74 feet; thence South 10 degrees 06 minutes 08 seconds East, 511.93 feet; thence South 79 degrees 53 minutes 52 seconds West, 100.00 feet; thence North 10 degrees 06 minutes 08 seconds West, 61.54 feet; thence South 79 degrees 53 minutes 52 seconds West, 160.00 feet; thence South 11 degrees 33 minutes 29 seconds West, 142.43 feet; thence South 20 degrees 15 minutes 12 seconds West, 71.93 feet; thence North 68 degrees 19 minutes 31 seconds West, 107.05 feet; thence on the arc of a curve concave northwesterly and having a radius of 475.00 feet, an arc length of 201.68 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 32 minutes 40 seconds West, 200.17 feet; thence South 44 degrees 17 minutes 31 seconds East, 110.00 feet; thence on the arc of a curve concave northwesterly and having a radius of 585.00 feet, an arc length of 41.70 feet, said arc being subtended by a chord bearing and distance of South 47 degrees 45 minutes 01 seconds West, 41.64 feet; thence on the arc of a curve concave northerly and having a radius of 285.00 feet, an arc length of 310.77 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 01 minutes 49 seconds West, 295.60 feet; thence North 67 degrees 43 minutes 53 seconds West, 66.10 feet; thence on the arc of a curve concave southeasterly and having a radius of 115.00 feet, an arc length of 130.18 feet, said arc being subtended by a chord bearing and distance of South 79 degrees 50 minutes 17 seconds West, 123.34 feet; thence on the arc of a curve concave northwesterly and having a radius of 285.00 feet, an arc length of 275.96 feet, said arc being subtended by a chord bearing and distance of South 75 degrees 08 minutes 49 seconds West, 265.31 feet; thence on the arc of a curve concave southeasterly and having a radius of 265.00 feet, an arc length of 238.49 feet, said arc being subtended by a chord bearing and distance of South 77 degrees 06 minutes 16 seconds West, 230.52 feet; thence North 18 degrees 58 minutes 31 seconds West, 114.95 feet; thence North 30 degrees 45 minutes 35 seconds West, 50.00 feet; thence South 59 degrees 14 minutes 25 seconds West, 53.01 feet; thence North 14 degrees 51 minutes 07 seconds West, 135.76 feet; thence North 75 degrees 08 minutes 53 seconds East, 44.86 feet; thence North 14 degrees 51 minutes 07 seconds West, 80.20 feet; thence North 20 degrees 30 minutes 50 seconds West, 99.74 feet; thence North 42 degrees 36 minutes 24 seconds West, 86.84 feet; thence North 30 degrees 49 minutes 42 seconds West, 116.28 feet; thence North 00 degrees 19 minutes 08 seconds East, 280.65 feet; thence North 26 degrees 29 minutes 39 seconds East, 101.46 feet; thence North 68 degrees 02 minutes 10 seconds East, 51.50 feet; thence South 89 degrees 40 minutes 52 seconds East, 73.05 feet; thence North 00 degrees 19 minutes 08 seconds East, 84.42 feet; thence on the arc of a curve concave southwesterly and having a radius of 30.00 feet, an arc length of 47.12 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 40 minutes 52 seconds West, 42.43 feet; thence North 08 degrees 20 minutes 10 seconds East, 50.49 feet; thence North 00 degrees 19 minutes 08 seconds East, 150.00 feet to the Point of Beginning.
Containing 38.88 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 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. Ravine Hill Drive, Zeyno Drive, Deer Creek Drive, Pine Haven Drive, Ginny Lake Drive, and Carissa 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 Tract "A", hereinafter the "Tract". The Dedicator, on behalf of itself, its successors and assigns, hereby covenants and agrees in favor of Clay County, Florida, that the Tract cannot be used for any purposes other than those hereinabove 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" and "B" are reserved unto the Dedicator, its successors and/or assigns.
Utility Easements are dedicated to Clay County Utility Authority.
The Easements described in General Notes 13 through 17 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.

Talia McTeara witness
Robert Clark witness
By *William L. Edgington*
William L. Edgington, Its Vice President

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was personally acknowledged before me this 26th day of August, 2005, by William L. Edgington, as vice president of Ravineland, Inc., a Florida corporation, on behalf of the corporation

Tracy L. Eiland
Tracy L. Eiland
Notary Public, State of Florida



Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, Tract "H", Retreat UNIT ONE, Plat Book 45 pages 42 thru 51
38.88 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING AREA	FUD
NO LOTS	36.00 AC.
MIN. LOT SIZE	1.00
TYP. LOT SIZE	2500 SQ. FT.

PLAT BOOK 49 PAGE 18

SHEET 2 OF 7 SHEETS

TYPE I SUBDIVISION " FUD " 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 6 day of Sept, 2005.

Cheryl Miller
Director, Department of Zoning

COUNTY DEPARTMENT OF PLANNING APPROVAL

Approved this 1 day of SEPTEMBER, 2005.

Paul Brown
Director, Department of Planning

COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 15th day of MARCH, 2006.

Cliff T. B.
Director, Department of Engineering

COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 23rd day of MARCH 2006,
by the Board of County Commissioners, Clay County, Florida.

John Baly Clerk of the Board
Mark L. 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

John McLara Witness
Robert Clark Witness
By William L. Edgington Vice 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 49, Pages 17 thru 23 of the public records of Clay County, Florida this 31 day of MARCH, 2006.

James B. Leeb
Clerk of the Circuit Court



MORTGAGEE'S JOINDER

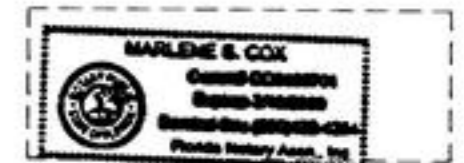
Compass Bank, owner and holder of that certain Mortgage dated December 17, 2003 and recorded December 31, 2003 in Official Records Book 2311, page 227 of the public records of Clay County, Florida, hereby consents to this plat and joins in its dedication.

Marlene Cox Witness
Laurie Livingston Witness
By Amelia B. Sterling its Vice President
Compass Bank

STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 26th day of August, 2005, by Amelia B. Sterling as vice president of Compass Bank, on behalf of the bank.

Marlene S. Cox
Notary Public, State of Florida

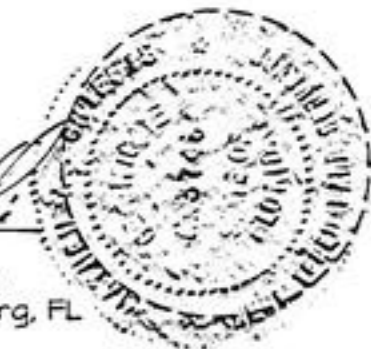


SURVEYOR'S CERTIFICATE OF REVIEW

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 177.001(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 26th day of AUGUST 2005.

Mathew A. Griffis
Mathew 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 26th day of August 2005.

Harold T. Eiland
Harold T. Eiland
Florida Cert. No. 2518
Eiland and Associates, Inc., LB 1381
615 Blanding Boulevard
Orange Park, Florida 32172-1000



Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
 Replat, Tract "H", Retreat UNIT ONE, Plat Book 45, pages 42 thru 51
 38.88 Acres ±

LAND USE: RURAL RESIDENTIAL
 ZONING AREA: RUD
 NO. LOTS: 50.00 AC.
 MIN. LOT SIZE: 2000 SQ. FT.
 TYP. LOT SIZE: 10000 SQ. FT.

PLAT BOOK 49 PAGE 19

SHEET 3 OF 7 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER: KAVINELAND, INC.
 2452 Ravine Road
 Middleburg, 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.

Plat Book 26, pages 1 and 2

Ravines Replat No. 2

NORTH LINE SECTION 24

PLAT BOOK 41 PAGES 42 THRU 45
 RAVINES REPLAT No 1

GENERAL NOTES

- 1) Permanent Control Point shown thus: *
- 2) Permanent Reference Monument shown thus: □
- 3) Tabulated Curve Number shown thus: C1
- 4) Radial Lot Lines shown thus: (R)
- 5) Easement Restriction Lines shall be as follows:
 Single Family (35' Max. Structure Height)
 minimum front setback = 15 feet
 minimum rear setback = 10 feet
 minimum side setback abutting lot = 5 feet
 minimum side setback abutting street = 15 feet
 Multi-Family (35' Max. Structure Height)
 minimum front setback = 15 feet
 minimum rear setback = 10 feet
 minimum side setback abutting lot = 0 feet
 minimum side setback abutting street = 15 feet
- 6) Bearings shown hereon are based on N 50°52'44" W for the right-of-way line of County Road No. 218
- 7) All return roads are 30 feet unless noted otherwise.
- 8) According to Federal Emergency Management Agency Flood Insurance Rate Map dated November 4, 1992, the property shown hereon 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) Perimeter Buffer shall be vegetated to provide substantially opaque screening.
- 11) C.C.U.A. Denotes Clay County Utility Authority
- 12) C.E.C. Denotes Clay Electric Cooperative
- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.).
- 18) Landscape Easement shown herein is subject to County Ordinance, Article VI, Tree Protection and Landscaping Standards, Section 6-1.
- 19) P.C. denotes Point of Curvature
 P.T. denotes Point of Tangency
 P.C.C. denotes Point of Compound Curve
 P.R.C. denotes Point of Reverse Curve

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.

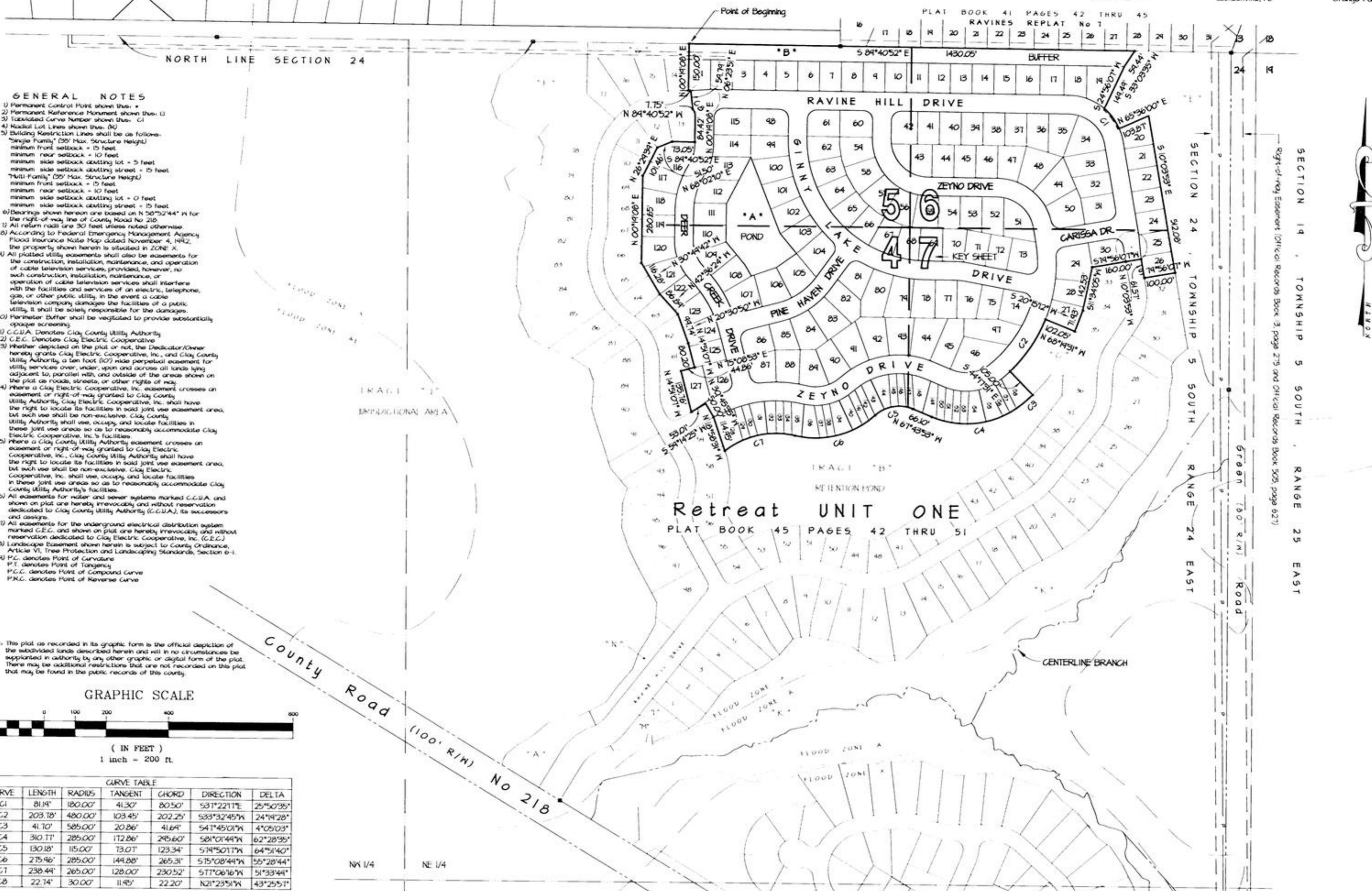
GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	81.9'	180.00'	41.30'	80.50'	S31°22'11"E	25°50'35"
C2	203.18'	480.00'	103.45'	202.25'	S33°32'45"W	24°14'28"
C3	41.70'	585.00'	20.86'	41.64'	S41°45'01"W	4°05'03"
C4	310.11'	285.00'	172.86'	245.60'	S81°01'44"W	62°28'35"
C5	130.18'	115.00'	73.01'	123.34'	S74°50'11"W	64°51'40"
C6	275.96'	285.00'	144.88'	265.31'	S75°08'44"W	55°28'44"
C7	238.44'	265.00'	128.00'	230.52'	S77°06'16"W	51°33'44"
C8	22.74'	30.00'	11.95'	22.20'	N21°23'51"W	43°25'51"

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



SECTION 14 TOWNSHIP 5 SOUTH RANGE 25 EAST
 Right-of-Way Easement (Official Records Book 3, page 275 and Official Records Book 505, page 627)



Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, Tract "H", Retreat UNIT ONE, Plat Book 45, pages 42 thru 51
38.88 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING AREA	RUD
NO LOTS	30.00 AC.
MIN. LOT SIZE	1.00
TYP. LOT SIZE	2500 SQ. FT.

PLAT BOOK **49** PAGE **20**
SHEET 4 OF 7 SHEETS

TYPE I SUBDIVISION "PUD" ZONE

OWNER: Kavineand, Inc.
2832 Ravenna Road
Macedonia, FL

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

SURVEYOR: Island & Associates
615 Blending 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 services provided by Clay County Utility Authority.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

SEE SHEET 3 FOR GENERAL NOTES

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
CA0	65.56'	400.00'	52.24'	65.50'	S 01°15'32"E	87°27'41"
CA1	45.31'	400.00'	22.30'	45.20'	S 44°15'47"E	57°46'34"
CA2	45.36'	300.00'	26.46'	45.20'	N 07°43'56"W	87°44'04"
CA3	64.66'	340.00'	42.50'	64.50'	S 04°43'02"E	127°28'17"
CA4	48.36'	300.00'	26.46'	48.20'	S 71°23'07"W	82°44'04"
CA5	47.80'	420.00'	23.96'	47.60'	S 64°53'08"E	67°02'41"
CA6	29.44'	420.00'	13.81'	29.20'	S 12°00'07"E	35°27'50"
CA7	64.66'	340.00'	42.50'	64.50'	S 61°12'22"E	127°28'17"
CA8	61.58'	450.00'	33.75'	61.32'	S 13°58'22"E	87°34'40"
CA9	64.66'	340.00'	42.50'	64.50'	S 14°13'59"E	127°28'17"
CA10	61.58'	450.00'	33.75'	61.32'	S 60°28'07"E	87°34'40"
CA11	25.52'	220.00'	12.18'	25.30'	N 02°50'56"W	67°38'44"
CA12	25.10'	220.00'	12.51'	25.00'	N 04°28'24"W	67°31'11"
CA13	25.02'	220.00'	12.58'	25.00'	S 04°10'51"W	67°10'02"
CA14	60.89'	220.00'	30.84'	60.88'	S 12°53'16"W	87°50'24"
CA15	35.14'	220.00'	11.64'	35.07'	S 60°23'23"W	47°04'06"
CA16	25.40'	220.00'	12.81'	25.34'	S 02°28'49"W	67°38'44"
CA17	6.55'	220.00'	3.27'	6.50'	S 48°05'37"W	1°42'20"
CA18	283.04'	250.00'	58.04'	283.04'	S 17°50'17"W	64°54'40"
CA19	4.56'	280.00'	4.18'	4.56'	N 68°42'29"W	1°51'23"
CA20	66.65'	280.00'	35.40'	66.44'	N 16°50'24"W	13°59'58"
CA21	66.65'	280.00'	35.41'	66.41'	S 04°52'27"W	13°58'02"
CA22	66.65'	280.00'	35.40'	66.44'	S 16°13'10"W	13°59'58"
CA23	65.85'	280.00'	35.13'	65.62'	S 62°54'10"W	13°24'44"
CA24	41.54'	280.00'	20.26'	41.50'	S 04°54'26"W	87°24'54"
CA25	43.61'	120.00'	22.57'	43.56'	N 01°15'17"E	20°50'00"
CA26	145.24'	150.00'	38.80'	145.04'	N 07°00'44"E	58°28'44"
CA27	14.32'	180.00'	4.67'	14.31'	N 00°20'54"E	67°04'04"
CA28	35.22'	180.00'	11.67'	35.11'	N 04°15'52"E	11°12'42"
CA29	31.86'	180.00'	10.46'	31.84'	N 64°50'39"E	10°08'52"
CA30	25.02'	180.00'	12.50'	25.00'	N 18°14'12"E	17°15'52"
CA31	25.25'	180.00'	12.64'	25.21'	N 66°58'55"E	87°01'51"
CA32	32.50'	180.00'	16.24'	32.45'	S 03°44'46"E	10°20'44"
CA33	5.50'	180.00'	2.75'	5.50'	S 17°15'52"E	1°48'00"
CA34	12.94'	120.00'	31.33'	12.94'	N 05°36'18"E	34°33'44"
CA35	25.89'	480.00'	12.43'	25.85'	N 18°10'07"W	37°28'41"
CA36	135.65'	400.00'	46.16'	135.16'	S 04°10'27"W	27°44'18"
CA37	36.61'	310.00'	18.35'	36.66'	N 14°51'17"W	57°40'40"
CA38	25.18'	310.00'	12.60'	25.18'	N 04°44'33"W	37°03'50"
CA39	25.04'	310.00'	12.52'	25.03'	N 68°51'51"W	37°23'31"
CA40	51.15'	310.00'	18.54'	51.13'	S 06°33'16"E	57°40'08"
CA41	44.15'	310.00'	22.00'	44.04'	S 14°48'45"W	17°43'55"
CA42	25.00'	310.00'	12.51'	25.00'	S 14°00'58"W	37°27'14"
CA43	25.06'	310.00'	12.58'	25.05'	S 10°08'03"W	37°25'07"
CA44	8.84'	310.00'	4.42'	8.84'	S 61°50'33"W	17°22'07"
CA45	73.31'	450.00'	36.75'	73.22'	N 05°28'54"W	47°46'01"
CA46	52.16'	450.00'	26.41'	52.15'	S 06°04'28"W	17°01'40"
CA47	43.20'	300.00'	26.31'	43.16'	S 06°08'16"E	82°50'14"
CA48	43.20'	300.00'	26.31'	43.16'	N 06°24'03"E	82°50'14"
CA49	54.94'	450.00'	27.55'	54.85'	S 03°59'23"W	17°43'58"
CA50	2.81'	150.00'	10.44'	2.78'	N 13°04'53"W	10°52'04"
CA51	25.34'	150.00'	12.75'	25.34'	N 04°50'24"W	12°59'04"
CA52	22.31'	150.00'	11.22'	22.35'	S 13°50'06"W	12°29'54"
CA53	35.55'	150.00'	17.88'	35.59'	S 10°52'29"W	11°03'58"
CA54	25.86'	280.00'	12.44'	25.85'	N 07°02'24"E	57°15'58"
CA55	25.36'	280.00'	12.64'	25.35'	N 07°04'20"E	57°05'58"
CA56	35.28'	280.00'	17.51'	35.27'	N 07°35'07"E	17°03'14"
CA57	35.28'	280.00'	17.51'	35.27'	N 10°40'15"E	18°44'28"
CA58	25.04'	280.00'	12.52'	25.00'	N 14°05'48"E	57°10'40"
CA59	25.04'	280.00'	12.52'	25.00'	N 04°10'75"E	57°02'40"
CA60	54.05'	280.00'	24.85'	54.04'	S 01°24'54"W	18°25'16"
CA61	21.64'	280.00'	10.82'	21.68'	S 14°17'58"E	47°23'17"
CA62	10.03'	280.00'	5.02'	10.03'	N 18°15'39"W	21°07'11"
CA63	25.36'	280.00'	12.64'	25.35'	N 02°10'29"W	57°28'58"
CA64	25.01'	280.00'	12.50'	25.00'	N 01°28'25"W	57°25'10"
CA65	28.38'	280.00'	14.20'	28.36'	S 06°44'47"W	67°08'04"
CA66	32.03'	280.00'	16.02'	32.01'	S 00°12'57"W	67°03'31"
CA67	25.04'	280.00'	12.51'	25.00'	S 14°02'54"W	57°24'28"
CA68	25.12'	280.00'	12.51'	25.11'	S 68°51'51"W	57°29'44"
CA69	32.42'	280.00'	16.21'	32.40'	S 62°24'07"W	17°00'57"
CA70	11.06'	400.00'	55.29'	11.07'	S 67°15'14"W	87°54'28"
CA71	35.45'	280.00'	17.75'	35.43'	N 04°18'16"E	17°01'57"
CA72	172.22'	250.00'	84.64'	172.04'	N 05°24'46"E	34°28'15"
CA73	103.42'	220.00'	52.68'	103.47'	N 04°10'41"E	26°58'04"
CA74	66.48'	280.00'	33.24'	66.32'	N 04°43'50"E	17°36'50"
CA75	66.58'	280.00'	33.29'	66.38'	N 05°20'50"E	17°36'50"
CA76	24.43'	280.00'	12.22'	24.42'	N 12°38'50"E	47°39'56"
CA77	48.14'	220.00'	24.06'	48.04'	N 06°52'48"E	12°52'07"
CA78	41.12'	300.00'	30.00'	41.48'	S 30°10'53"W	57°29'44"
CA79	42.22'	300.00'	25.46'	42.22'	S 64°52'01"E	87°36'12"
CA80	64.24'	380.00'	30.11'	64.22'	N 04°28'24"E	47°42'17"
CA81	145.08'	400.00'	44.42'	145.25'	N 03°47'04"W	27°15'42"
CA82	84.51'	380.00'	42.46'	84.34'	N 07°28'06"W	12°45'03"
CA83	52.08'	440.00'	26.04'	51.98'	N 17°36'06"W	67°46'22"
CA84	61.22'	440.00'	30.67'	61.15'	N 05°25'25"E	67°45'11"
CA85	35.40'	440.00'	17.86'	35.34'	N 02°04'41"W	47°40'28"
CA86	50.22'	380.00'	25.15'	50.18'	N 07°51'46"W	17°34'18"
CA87	22.02'	180.00'	11.02'	22.01'	S 40°54'58"E	17°00'59"
CA88	11.11'	150.00'	6.12'	11.14'	S 22°02'54"E	44°44'03"
CA89	35.02'	120.00'	28.00'	34.54'	S 01°16'44"E	26°16'15"
CA90	64.62'	180.00'	32.66'	64.27'	S 17°10'16"E	20°54'08"
CA91	58.40'	180.00'	27.15'	58.64'	S 08°15'52"E	17°04'20"
CA92	38.61'	120.00'	14.50'	38.50'	S 08°54'14"E	18°27'50"
CA93	16.41'	400.00'	8.24'	16.41'	N 06°00'58"W	27°28'08"
CA94	35.07'	285.00'	11.56'	35.04'	N 08°10'23"E	17°34'51"



Length = 238.44'
Radius = 285.00'
Chord = 230.52'
S 17°08'16" W

Length = 275.46'
Radius = 285.00'
Chord = 265.31'
S 15°08'44" W

TRACT 'B'
RETENTION POND
Retreat UNIT ONE
PLAT BOOK 45 PAGES 42 THRU 51

Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, Tract "H", Retreat UNIT ONE, Plat Book 45, pages 42 thru 51
38.88 Acres ±

LAND USE: RURAL RESIDENTIAL
ZONING AREA: RUD
No LOTS
MIN. LOT SIZE: 2500 SQ. FT.
TYP. LOT SIZE: 3000 SQ. FT.

PLAT BOOK **49** PAGE **21**
SHEET 5 OF 7 SHEETS

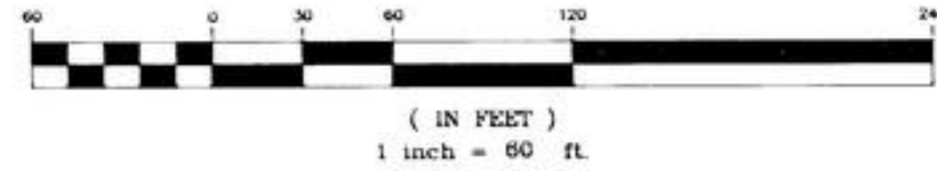
TYPE I SUBDIVISION "PUD" ZONE

OWNER: RavineLand, Inc.
2432 Ravine Road
Middleburg, FL
ENGINEER: J. Lucas & Associates
1516 London Avenue
Jacksonville, FL
SURVEYOR: Eiland & Associates
615 Blanding Blvd.
Orange Park, FL

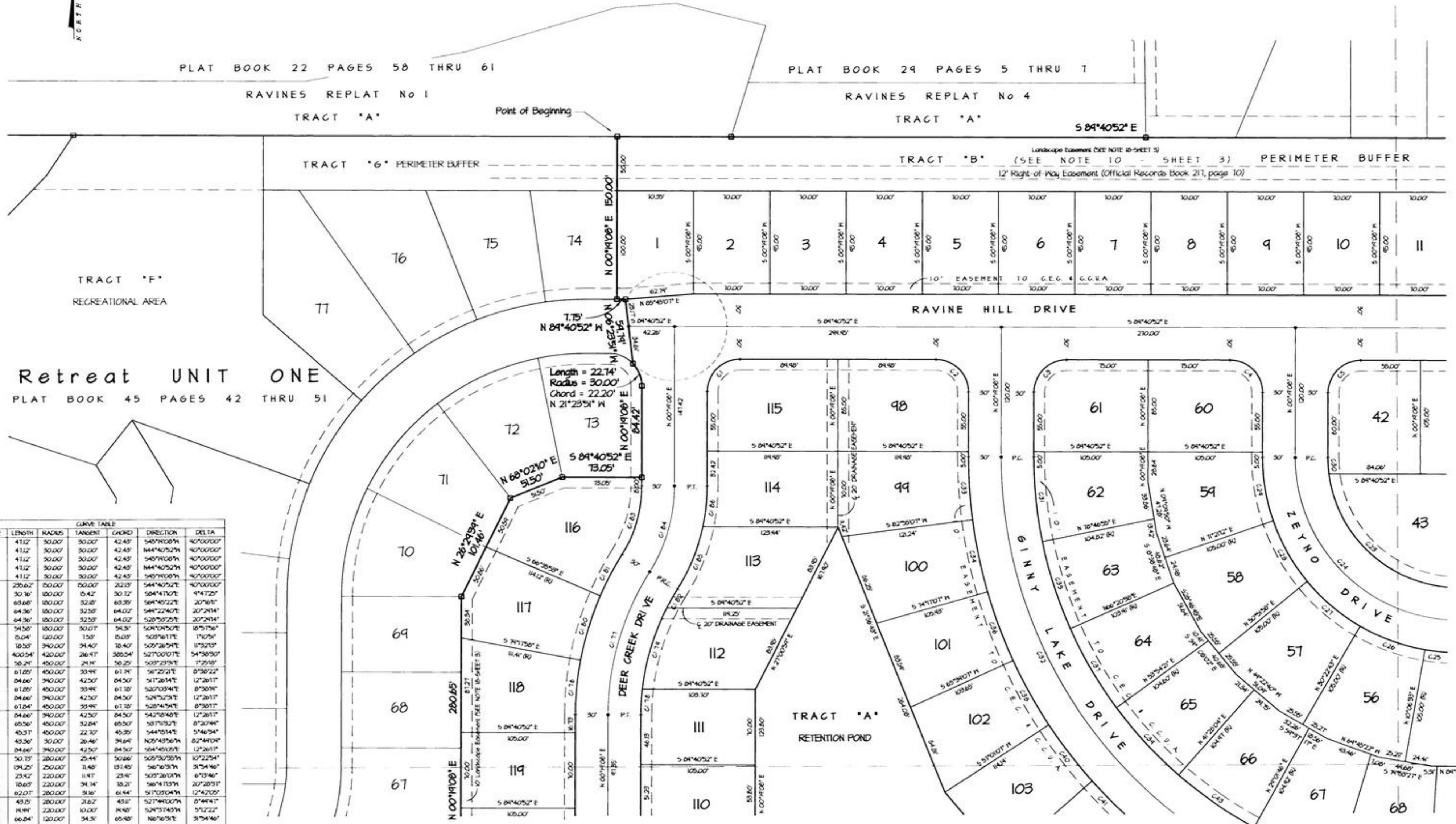
NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstance be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may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

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

GRAPHIC SCALE



SEE SHEET 3 FOR GENERAL NOTES



Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, Tract "H", Retreat UNIT ONE, Plat Book 45, pages 42 thru 51
38.88 Acres ±

LAND USE	RURAL RESIDENTIAL
ZONING AREA	PUD
NO. LOTS	50.00 AC.
MIN. LOT SIZE	750
TYP. LOT SIZE	2500 SQ. FT.

PLAT BOOK 49 PAGE 22

SHEET 6 OF 7 SHEETS

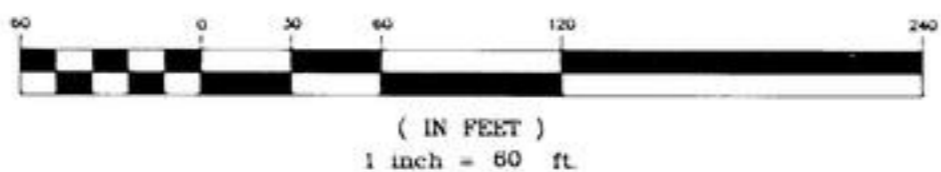
TYPE I SUBDIVISION " PUD " ZONE

OWNER Ravinesland, Inc. 2432 Ravines Road Middleburg, FL	ENGINEER J. Lucas & Associates 1510 London Avenue Jacksonville, FL	SURVEYOR Elland & Associates 615 Blending Blvd. Orlando, FL
-------------------------------------------------------------------	-----------------------------------------------------------------------------	----------------------------------------------------------------------

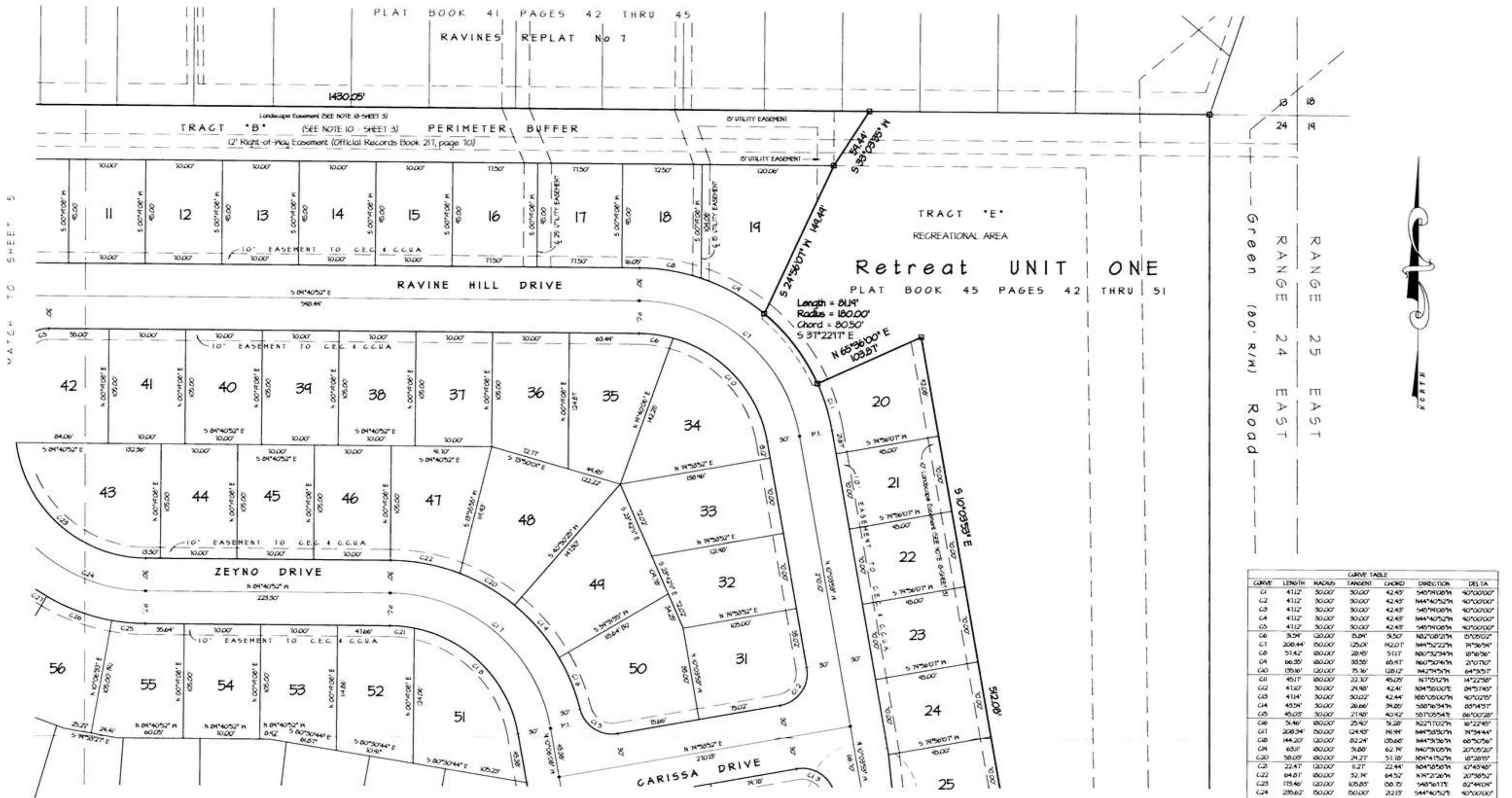
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Electric service provided by Clay Electric Cooperative, Inc.
Water and Sewer service provided by Clay County Utility Authority.

GRAPHIC SCALE



SEE SHEET 3 FOR GENERAL NOTES



CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	4112'	30.00'	30.00'	42.45'	S45°10'00" W	90°00'00"
C2	4112'	30.00'	30.00'	42.45'	N44°45'27" E	90°00'00"
C3	4112'	30.00'	30.00'	42.45'	S45°10'00" W	90°00'00"
C4	4112'	30.00'	30.00'	42.45'	N44°45'27" E	90°00'00"
C5	4112'	30.00'	30.00'	42.45'	S45°10'00" W	90°00'00"
C6	35.58'	100.00'	65.91'	95.07'	N27°08'27" N	07°05'02"
C7	208.44'	50.00'	125.01'	142.07'	N44°52'22" N	17°56'54"
C8	51.42'	100.00'	28.45'	51.17'	N07°32'34" N	18°16'56"
C9	66.35'	100.00'	35.55'	65.47'	N07°04'14" N	21°07'07"
C10	159.16'	100.00'	75.16'	128.12'	N42°14'54" N	64°55'57"
C11	40.17'	100.00'	22.10'	45.05'	N71°01'27" N	14°22'58"
C12	41.07'	30.00'	24.45'	42.41'	N44°50'00" E	04°57'45"
C13	41.14'	30.00'	30.02'	42.44'	N07°05'00" N	40°02'05"
C14	43.54'	30.00'	26.66'	39.25'	S00°32'34" N	05°14'57"
C15	45.05'	30.00'	21.48'	40.42'	S01°05'54" E	86°10'28"
C16	54.46'	100.00'	25.40'	54.28'	N22°11'02" N	16°22'45"
C17	208.34'	50.00'	124.43'	141.91'	N44°53'07" N	17°54'44"
C18	44.20'	100.00'	22.24'	45.66'	N44°53'56" N	06°50'56"
C19	63.11'	100.00'	31.60'	62.74'	N40°31'05" N	20°05'20"
C20	58.05'	100.00'	29.27'	51.18'	N44°15'27" N	18°28'55"
C21	22.41'	100.00'	11.21'	22.44'	N44°15'50" N	10°45'48"
C22	64.81'	100.00'	32.74'	64.52'	N71°21'26" N	20°58'52"
C23	175.46'	100.00'	105.85'	166.75'	S48°16'17" E	82°44'04"
C24	256.62'	50.00'	128.31'	252.15'	S44°40'52" E	90°00'00"
C25	30.16'	100.00'	15.08'	30.12'	S04°41'00" E	4°41'25"

MATCH TO SHEET 5

MATCH TO SHEET 7

Retreat UNIT TWO

Section 24, Township 5 South, Range 24 East, Clay County, Florida.
Replat, Tract "H", Retreat UNIT ONE, Plat Book 45 pages 42 thru 51
38.88 Acres ±

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

LAND USE	RURAL RESIDENTIAL
ZONING AREA	R1D
NO LOTS	30.00 AC.
MIN. LOT SIZE	50
TYP. LOT SIZE	2500 SQ. FT.
	3000 SQ. FT.

TYPE I SUBDIVISION "PUD" ZONE

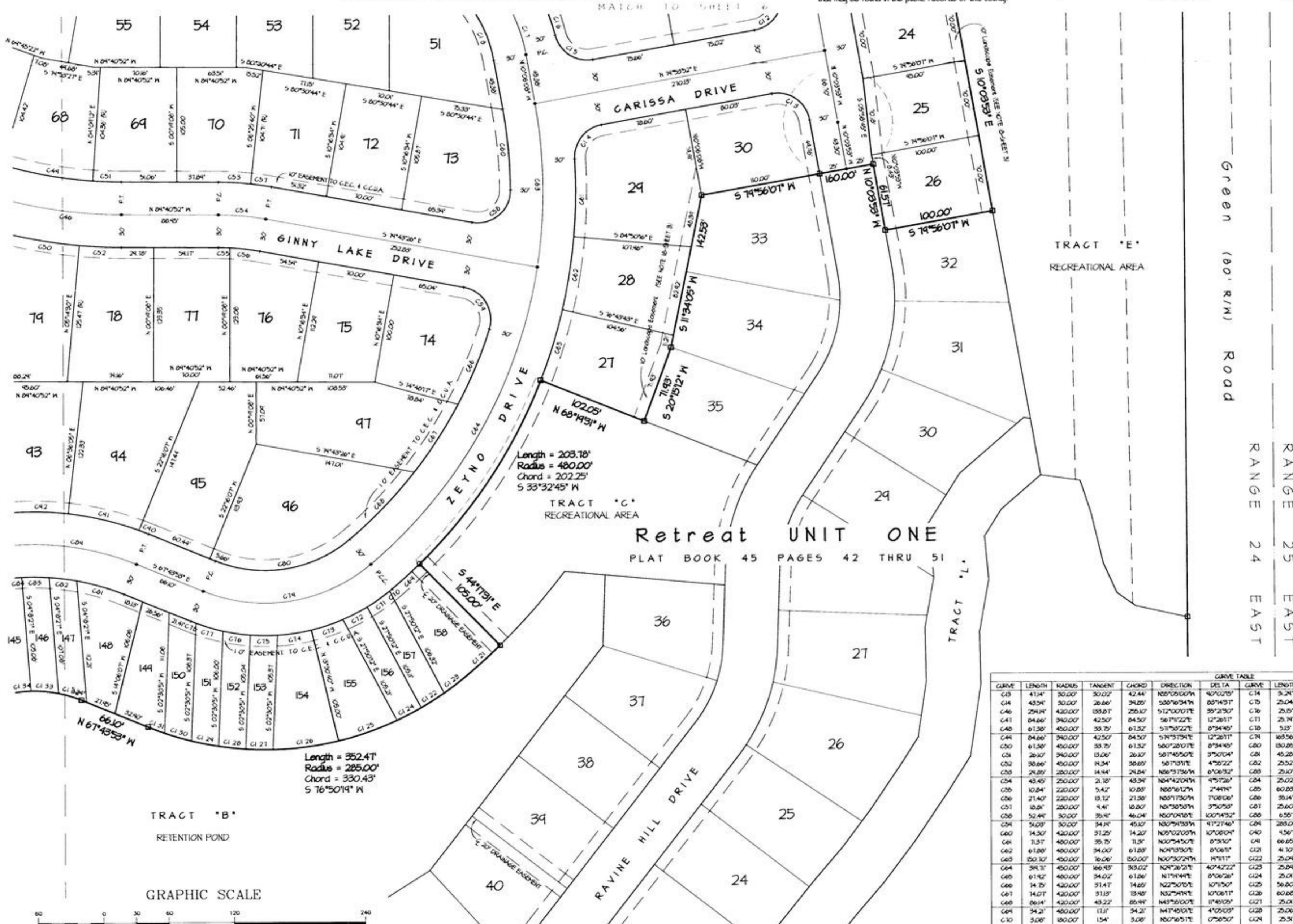
NOTICE: This plat as recorded in its graphic form is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may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

OWNER
KovineLand, Inc.
2432 Kovine Road
Middleburg, FL

ENGINEER
J Lucas & Associates
1516 London Avenue
Jacksonville, FL

SURVEYOR
Ellis & Associates
615 Blanding Blvd
Orange Park, FL

SEE SHEET 3 FOR GENERAL NOTES



Length = 203.18'
Radius = 480.00'
Chord = 202.25'
S 33°32'45" W

TRACT "C"
RECREATIONAL AREA

Length = 352.41'
Radius = 285.00'
Chord = 330.43'
S 76°50'19" W

CURVE TABLE													
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C13	41.14'	30.00'	30.02'	42.44'	N07°05'00"W	90°02'15"	C14	3.24'	180.00'	15.84'	3.25'	N04°28'11"E	9°51'41"
C14	43.54'	30.00'	26.66'	34.85'	S08°16'34"W	88°14'51"	C15	25.04'	180.00'	12.54'	25.02'	S04°33'54"E	7°58'10"
C15	29.14'	420.00'	133.81'	256.10'	S12°00'01"E	35°21'30"	C16	25.15'	180.00'	12.60'	25.13'	S04°34'57"E	8°00'24"
C16	84.66'	340.00'	42.50'	84.50'	S61°12'22"E	12°28'11"	C17	25.14'	180.00'	12.42'	25.11'	S13°28'08"E	8°12'52"
C17	61.38'	450.00'	33.75'	61.52'	S17°52'22"E	8°34'45"	C18	5.35'	180.00'	2.51'	5.35'	S68°52'53"E	1°51'54"
C18	84.66'	340.00'	42.50'	84.50'	S71°31'54"E	12°28'11"	C19	168.58'	120.00'	40.18'	168.58'	N04°01'44"E	62°28'35"
C19	61.38'	450.00'	33.75'	61.52'	S80°28'01"E	8°34'45"	C20	150.85'	120.00'	12.18'	124.46'	N04°01'44"E	62°28'35"
C20	26.10'	340.00'	13.06'	26.10'	S01°45'50"E	3°50'04"	C21	45.28'	220.00'	22.12'	45.28'	N13°31'40"W	11°41'30"
C21	30.66'	450.00'	14.34'	30.66'	S01°10'11"E	4°58'22"	C22	25.52'	220.00'	12.18'	25.54'	N02°50'51"W	6°38'44"
C22	24.85'	280.00'	14.44'	24.84'	N06°31'56"W	6°06'52"	C23	25.04'	220.00'	12.51'	25.04'	N04°28'24"W	6°52'17"
C23	43.45'	250.00'	2.18'	43.34'	N04°42'04"W	4°51'26"	C24	25.02'	220.00'	12.58'	25.01'	S04°01'51"W	6°30'02"
C24	10.84'	220.00'	5.42'	10.83'	N06°16'12"W	2°44'14"	C25	60.85'	220.00'	30.61'	60.85'	S12°51'11"W	8°50'24"
C25	21.40'	220.00'	13.12'	21.38'	N03°17'30"W	7°08'06"	C26	35.14'	220.00'	11.61'	35.07'	S06°21'23"W	4°04'06"
C26	10.84'	280.00'	4.41'	10.80'	N04°38'53"W	3°50'53"	C27	25.60'	220.00'	12.81'	25.58'	S02°28'44"W	6°40'03"
C27	52.44'	30.00'	35.41'	46.04'	N07°04'18"E	10°14'32"	C28	6.55'	220.00'	3.21'	6.55'	S04°01'51"W	6°52'17"
C28	54.03'	30.00'	34.14'	45.10'	N07°54'33"W	11°21'46"	C29	285.01'	250.00'	68.84'	285.14'	S71°50'17"W	64°54'40"
C29	14.30'	420.00'	51.25'	14.20'	N05°02'00"W	10°08'04"	C30	4.56'	280.00'	4.18'	4.56'	N06°42'35"W	1°51'25"
C30	11.51'	480.00'	35.75'	11.51'	N07°54'50"E	8°34'10"	C31	66.65'	280.00'	33.48'	66.44'	N16°30'24"W	8°38'36"
C31	67.88'	480.00'	34.00'	67.88'	N04°13'30"E	8°06'11"	C32	4.10'	280.00'	20.86'	41.84'	N17°45'01"E	4°05'03"
C32	150.10'	450.00'	16.06'	150.00'	N07°30'24"W	11°11'11"	C33	25.04'	220.00'	12.55'	25.08'	N01°53'12"E	5°02'54"
C33	38.13'	450.00'	16.93'	38.02'	N04°26'21"E	4°04'22"	C34	25.84'	280.00'	12.46'	25.84'	S03°48'48"E	5°02'28"
C34	61.12'	480.00'	34.02'	61.06'	N11°14'44"E	8°06'26"	C35	25.01'	280.00'	12.54'	25.07'	N02°55'31"E	5°01'40"
C35	14.75'	420.00'	51.17'	14.65'	N22°50'01"E	10°15'07"	C36	56.80'	280.00'	28.50'	56.17'	N10°46'46"E	11°50'41"
C36	14.07'	420.00'	51.15'	13.98'	N32°54'14"E	10°06'11"	C37	60.68'	280.00'	30.46'	60.51'	N02°55'20"E	12°15'54"
C37	66.14'	420.00'	49.22'	66.44'	N45°30'00"E	11°40'05"	C38	25.01'	280.00'	12.52'	25.01'	S08°41'44"E	5°01'44"
C38	34.21'	480.00'	11.11'	34.21'	N41°45'01"E	4°05'05"	C39	25.06'	280.00'	12.54'	25.09'	S03°48'48"E	5°02'28"
C39	3.08'	180.00'	1.54'	3.08'	N01°16'51"E	0°56'50"	C40	25.31'	280.00'	12.66'	25.30'	S18°42'02"E	5°01'54"
C40	25.23'	180.00'	12.64'	25.21'	N04°41'11"E	8°01'51"	C41	15.11'	280.00'	12.84'	15.11'	S13°54'10"E	5°01'41"
C41	25.02'	180.00'	12.58'	25.00'	N02°41'04"E	7°51'58"	C42	16.15'	280.00'	8.01'	16.14'	S04°21'07"E	3°54'45"
C42	30.54'	180.00'	15.27'	30.50'	N11°31'43"E	4°45'56"	C43	15.22'	180.00'	10.44'	15.21'	N13°04'53"W	10°52'04"
C43							C44	25.34'	180.00'	12.15'	25.34'	N04°50'24"W	12°54'01"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.