

# RIDGECREST UNIT 10

A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 4 SOUTH, RANGE 25 EAST

CLAY COUNTY FLORIDA

32.61 ACRES

c&r 1429pg. 1994

PLAT BOOK - 24 PAGE - 60

SHEET 1 OF 5 SHEETS

Type I Subdivision "RB" Zone

OWNER Ridgewood Estates, Inc. 133 Blanding Blvd. Orange Park, FL.	ENGINEER Stone, Joca & Mahoney, Inc. 1730 Kingsley Avenue Orange Park, FL.	SURVEYOR Ard & Associates, Inc. 615 Blanding Blvd. Orange Park, FL.
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## CAPTION

Being a subdivision of a portion of Lots 14, 15, 16, 17, 18 and 19, Section 15, and a portion of Lots 4, 5, 6, 7, 8, 9, 33, 34, 35, 36 and 37, Block 1, Section 16, Ridgewood, Clay County, Florida, according to map of said Ridgewood, recorded in Deed Book "Q", Page 663 of the public records of said county, together with a portion of Kingsley Avenue (closed as per County Commissioners Minute Book 10, Pages 138 and 139), and being more particularly described as follows:

Begin at the most southerly corner of Lot 1, Ridgewood Unit 7, according to Plat Book 17, Pages 36 - 39 of said public records; thence on the boundaries of said Unit 7, run the following 7 courses:

- 1) North 38 degrees 32 minutes 00 seconds East, 465.50 feet;
- 2) North 31 degrees 44 minutes 51 seconds East, 101.95 feet;
- 3) North 28 degrees 23 minutes 04 seconds East, 121.95 feet;
- 4) North 08 degrees 40 minutes 00 seconds West, 146.00 feet;
- 5) North 75 degrees 30 minutes 00 seconds East, 94.00 feet;
- 6) North 10 degrees 08 minutes 01 seconds East, 98.17 feet;
- 7) North 18 degrees 32 minutes 00 seconds East, 176.61 feet to the southwesterly line

of Ridgewood Unit 11, according to Plat Book 17, Pages 63 - 66 of said public records; thence on the boundaries of said Ridgewood Unit 11, run the following 10 courses;

- 1) South 32 degrees 56 minutes 19 seconds East, 150.04 feet;
- 2) South 21 degrees 27 minutes 24 seconds East, 184.75 feet;
- 3) South 44 degrees 58 minutes 00 seconds East, 371.30 feet;
- 4) South 02 degrees 34 minutes 27 seconds West, 172.18 feet;
- 5) South 10 degrees 11 minutes 59 seconds West, 170.00 feet;
- 6) South 79 degrees 48 minutes 01 seconds East, 283.76 feet;
- 7) North 50 degrees 06 minutes 53 seconds East, 25.31 feet;
- 8) North 10 degrees 11 minutes 59 seconds East, 236.87 feet;
- 9) North 27 degrees 36 minutes 58 seconds East, 44.08 feet;
- 10) North 45 degrees 02 minutes 00 seconds East, 317.21 feet; thence South 37

degrees 34 minutes 20 seconds East, 171.19 feet; thence South 22 degrees 22 minutes 22 seconds East, 194.05 feet; thence on the arc of a curve concave southwesterly and having a radius of 140.00 feet, run a chord bearing and distance of South 67 degrees 50 minutes 03 seconds East, 122.84 feet; thence on the arc of a curve concave southwesterly and having a radius of 1070.00 feet, run a chord bearing and distance of South 28 degrees 15 minutes 22 seconds East, 501.61 feet; thence on the arc of a curve concave northeasterly and having a radius of 600.00 feet, run a chord bearing and distance of South 24 degrees 10 minutes 16 seconds East, 197.45 feet; thence on the arc of a curve concave northeasterly and having a radius of 200.00 feet, run a chord bearing and distance of South 77 degrees 37 minutes 43 seconds East, 277.80 feet; thence South 33 degrees 38 minutes 30 seconds East, 30.12 feet; thence South 56 degrees 21 minutes 30 seconds West, 394.97 feet to the northeasterly line of Ridgewood Unit 3, according to Plat Book 14, Pages 68 and 69 of said public records; thence on the boundaries of said Ridgewood Unit 3, run the following 18 courses:

- 1) North 33 degrees 38 minutes 30 seconds West, 30.00 feet;
- 2) North 54 degrees 43 minutes 16 seconds West, 130.71 feet;
- 3) North 62 degrees 31 minutes 36 seconds West, 58.40 feet;
- 4) North 64 degrees 56 minutes 00 seconds West, 543.43 feet;
- 5) North 67 degrees 04 minutes 01 seconds West, 76.61 feet;
- 6) North 72 degrees 22 minutes 15 seconds West, 103.71 feet;
- 7) North 77 degrees 35 minutes 12 seconds West, 76.48 feet;
- 8) North 79 degrees 48 minutes 01 seconds West, 303.62 feet;
- 9) South 10 degrees 11 minutes 59 seconds West, 45.00 feet;
- 10) North 79 degrees 48 minutes 01 seconds West, 145.00 feet;
- 11) North 10 degrees 11 minutes 59 seconds East, 30.00 feet;
- 12) North 79 degrees 48 minutes 01 seconds West, 172.38 feet;
- 13) North 59 degrees 14 minutes 31 seconds West, 42.72 feet;
- 14) North 79 degrees 48 minutes 01 seconds West, 345.00 feet;
- 15) North 10 degrees 11 minutes 59 seconds East, 30.00 feet;
- 16) North 74 degrees 06 minutes 01 seconds West, 91.03 feet;
- 17) North 58 degrees 20 minutes 01 seconds West, 66.96 feet;
- 18) North 45 degrees 41 minutes 11 seconds West, 44.71 feet to the Point of Beginning.

## COUNTY DEPARTMENT OF ENGINEERING APPROVAL

Approved this 27<sup>th</sup> day of MARCH, 1992.

*Walter M. Lewis*  
Director, Department of Engineering

## COUNTY DEPARTMENT OF PLANNING/ZONING APPROVAL

Approved this 26<sup>th</sup> day of March, 1992.

*Philip S. Cary*  
Director, Department of Planning/Zoning

## COUNTY COMMISSIONERS' APPROVAL

Examined and approved this 24<sup>th</sup> day of March, 1992, by the Board of County Commissioners, Clay County, Florida.

*Ronald L. Stotler* Chairman  
*John Keene* Clerk of Circuit Court

## ADOPTION AND DEDICATION

This is to certify that Ridgewood Estates, Inc., a corporation under the Laws of the State of Florida, is the lawful owner of Ridgewood Unit 10, described in the caption hereon, and that it has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said Ridgewood Unit 10 and that all streets, drives, courts, rights-of-way and all easements for drainage and utilities shown hereon are hereby irrevocably and without reservation dedicated to Clay County and its successors and assigns. The drainage easements through and over the lakes and filtration systems 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 land:

(1) The drainage easements hereby dedicated shall permit Clay County, its successors and assigns, to discharge into said lakes and filtration systems which these easements traverse, all water which may fall or come upon all streets, drives, courts, rights-of-way hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from streets, drives, courts, rights-of-way from adjacent land or from any other source of Public Waters into or through said lakes and filtration systems, without any liability whatsoever on the part of Clay County, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by Clay County, its successors and assigns;

(2) The lakes and filtration systems shown on this plat as Tract "A" are owned in fee simple title by Ridgewood Unit 10 Homeowners Association, Clay County, by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes and filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners;

(3) Clay County, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted, or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof. Ridgewood Estates, Inc., developer and owner of the lands described and captioned hereon, shall indemnify Clay County and save it harmless from suits, action, damages and liability and expense 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 described above, or any part thereof, occasioned wholly or in part by any act of omission of Ridgewood Estates, Inc., its agents, contractors, employees, servants, licensees or concessionaires with Ridgewood Unit 10. This indemnification shall run with the land and the assigns of Ridgewood Estates, Inc., and shall be subject to it.

In witness whereof Ridgewood Estates, Inc., has caused these presents to be signed by Homer J. Custead, its president and Fern O. Custead, its treasurer and caused its official seal to be affixed hereto, this 19<sup>th</sup> day of February, 1992.

*Tracy L. Eiland*  
Tracy L. Eiland, witness

*John McLaren*  
John McLaren, witness

*Homer J. Custead*  
Homer J. Custead, president

*Tracy L. Eiland*  
Tracy L. Eiland, witness

*John McLaren*  
John McLaren, witness

*Fern O. Custead*  
Fern O. Custead, treasurer

## STATE OF FLORIDA, COUNTY OF CLAY

The foregoing instrument was acknowledged and executed before me this 19<sup>th</sup> day of February, 1992 by Homer J. Custead, president and Fern O. Custead, treasurer of Ridgewood Estates, Inc. personally known to me to be the individuals and officers described in the foregoing instrument and who acknowledged the execution thereof to be their own free act and deed as such officers.

*Tracy L. Eiland*  
Tracy L. Eiland, Notary Public, State of Florida  
My commission expires: May 29, 1994

## CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and that it complies in form with Chapter 71 - 339, Laws of Florida and is filed for record in Plat Book 24, Pages 60 THRU 64 of the public records of Clay County, Florida this 1<sup>st</sup> day of APRIL, 1992.

*John Keene*  
Clerk of the Circuit Court

## 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 71-339, Laws of Florida, 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 20<sup>th</sup> day of February, 1992.



# RIDGECREST UNIT 10

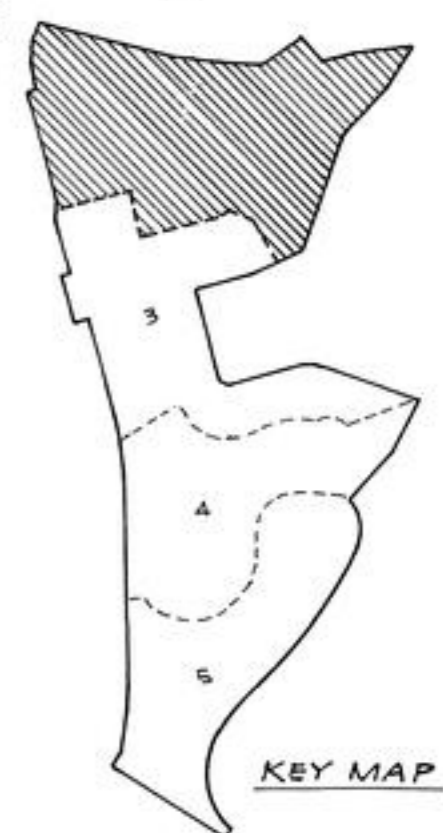
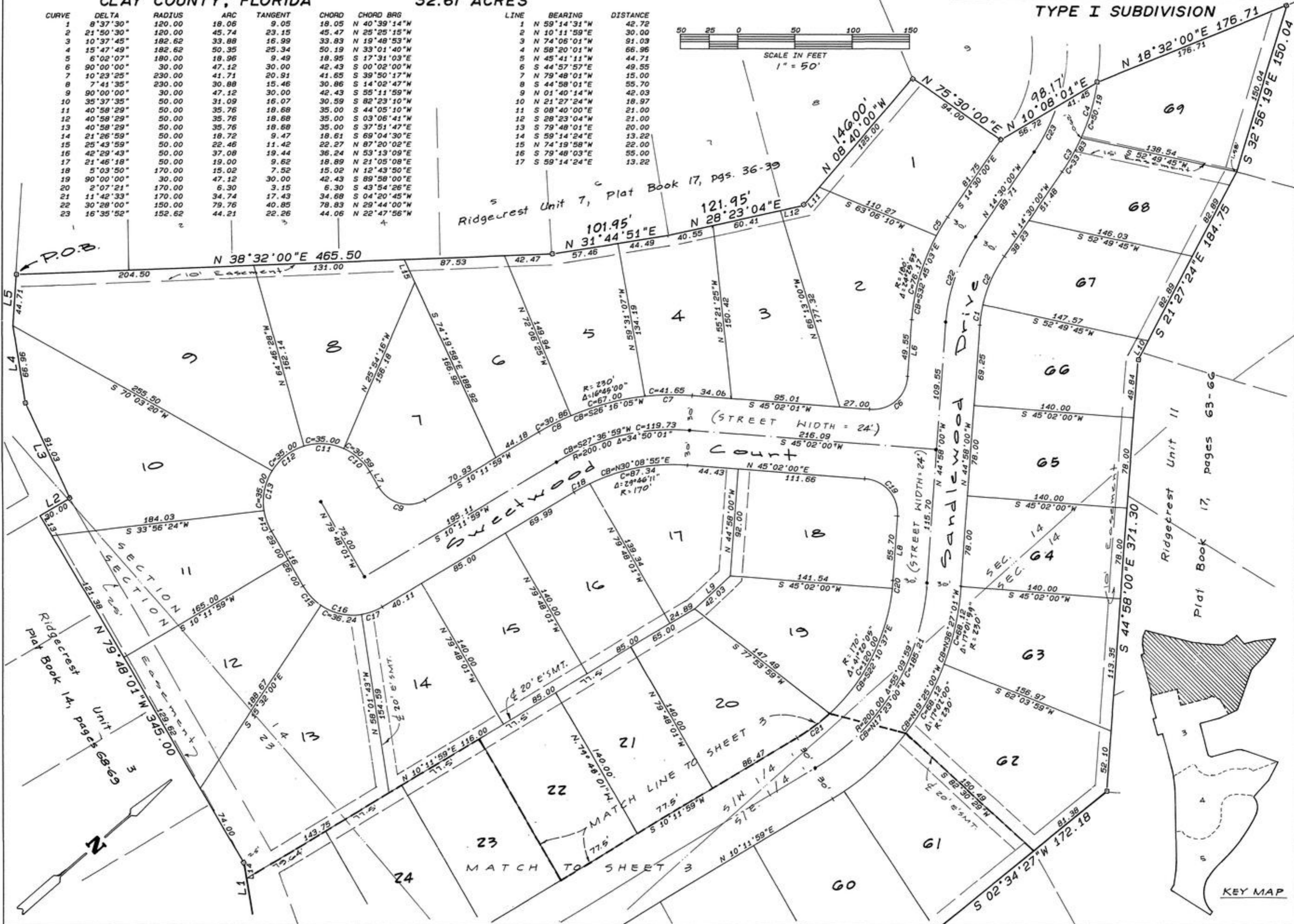
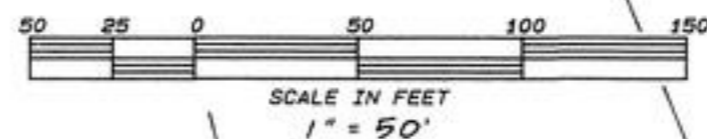
SECTIONS 14 & 23, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

32.61 ACRES

PLAT BOOK 24 PAGE 61  
SHEET 2 OF 5 SHEETS

TYPE I SUBDIVISION

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG	LINE	BEARING	DISTANCE
1	8°37'30"	120.00	18.06	9.05	18.05	N 40°39'14"W	1	N 59°14'31"W	42.72
2	21°50'30"	120.00	45.74	23.15	45.47	N 25°25'15"W	2	N 10°11'59"E	30.00
3	10°37'45"	182.62	33.88	16.99	33.83	N 19°48'53"W	3	N 74°06'01"W	91.03
4	15°47'49"	182.62	50.35	25.34	50.19	N 33°01'40"W	4	N 58°20'01"W	66.96
5	6°02'07"	180.00	18.96	9.49	18.95	S 17°31'03"E	5	N 45°41'11"W	44.71
6	90°00'00"	30.00	47.12	30.00	42.43	S 00°02'00"W	6	S 44°57'57"E	49.55
7	10°23'25"	230.00	41.71	20.91	41.65	S 39°50'17"W	7	N 79°48'01"W	15.00
8	7°41'35"	230.00	30.88	15.46	30.86	S 14°02'47"W	8	S 44°58'01"E	55.70
9	90°00'00"	30.00	47.12	30.00	42.43	S 55°11'59"W	9	N 01°40'14"W	42.03
10	35°37'35"	50.00	31.09	16.07	30.59	S 82°23'10"W	10	N 21°27'24"W	18.97
11	40°58'29"	50.00	35.76	18.68	35.00	S 44°05'10"W	11	S 08°40'00"E	21.00
12	40°58'29"	50.00	35.76	18.68	35.00	S 03°06'41"W	12	S 28°23'04"W	21.00
13	40°58'29"	50.00	35.76	18.68	35.00	S 37°51'47"E	13	S 79°48'01"E	20.00
14	21°26'59"	50.00	18.72	9.47	18.61	S 69°04'30"E	14	S 59°14'24"E	13.22
15	25°43'59"	50.00	22.46	11.42	22.27	N 87°20'02"E	15	N 74°19'58"W	22.00
16	42°29'43"	50.00	37.08	19.44	36.24	N 53°13'09"E	16	S 79°48'03"E	55.00
17	21°46'18"	50.00	19.00	9.62	18.89	N 21°05'08"E	17	S 59°14'24"E	13.22
18	5°03'50"	170.00	15.02	7.52	15.02	N 12°43'50"E			
19	90°00'00"	30.00	47.12	30.00	42.43	S 89°58'00"E			
20	2°07'21"	170.00	6.30	3.15	6.30	S 43°54'26"E			
21	11°42'33"	170.00	34.74	17.43	34.68	S 04°20'45"W			
22	30°28'00"	150.00	79.76	40.85	78.83	N 29°44'00"W			
23	16°35'52"	152.62	44.21	22.26	44.06	N 22°47'56"W			



Ridgecrest Unit 7, Plat Book 17, Pgs. 36-39  
121.95'  
N 28°23'04"E  
101.95'  
N 31°44'51"E

(STREET WIDTH = 24')  
Count

Ridgecrest Unit 11  
Plat Book 17, pages 63-66

Ridgecrest Unit 14, pages 68-69

KEY MAP

# RIDGECREST UNIT 10

SECTIONS 14 & 23, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

32.61 ACRES

PLAT BOOK-24 PAGE-62

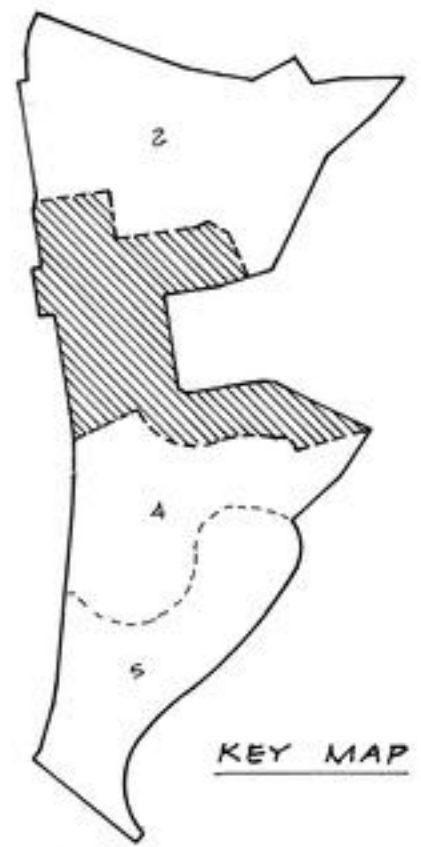
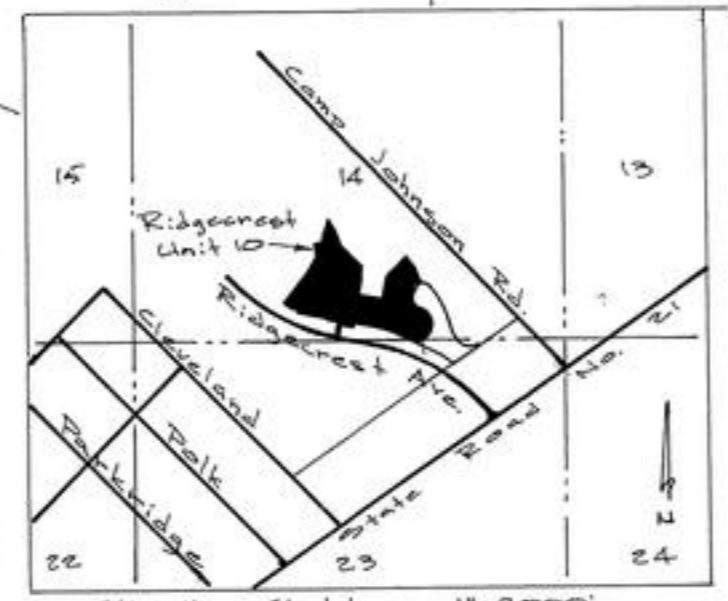
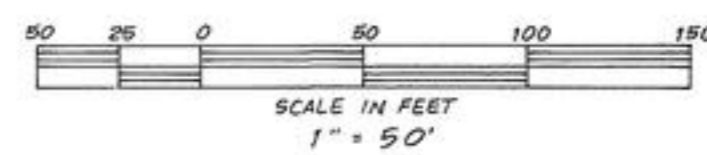
SHEET 3 OF 5 SHEETS

TYPE I SUBDIVISION



LINE	BEARING	DISTANCE
1	N 77°35'12"W	76.48
2	S 10°11'59"W	45.00
3	N 10°11'59"E	30.00
4	N 59°14'31"W	42.72
5	N 50°06'53"E	25.31
6	N 27°36'58"E	44.08
7	S 79°48'01"E	13.23
8	N 10°11'59"E	15.00
9	S 27°36'58"W	10.00
10	S 10°11'59"W	16.87

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	42°11'59"	50.00	36.83	19.29	36.00	S 74°30'56"W
2	58°53'58"	50.00	51.40	28.23	49.17	S 23°57'58"W
3	17°15'13"	50.00	15.06	7.59	15.00	S 14°06'54"E
4	7°40'32"	430.00	57.61	28.85	57.56	S 23°50'26"W
5	7°36'37"	430.00	57.11	28.60	57.07	S 06°11'30"W
6	7°52'40"	170.00	23.37	11.71	23.36	S 06°19'24"W
7	90°00'00"	30.00	47.12	30.00	42.43	N 34°48'01"W
8	3°38'22"	230.00	14.61	7.31	14.61	N 08°22'52"E
9	90°00'00"	30.00	47.12	30.00	42.43	N 55°11'59"E
10	15°16'10"	230.00	61.30	30.83	61.11	S 87°26'06"E



11, 12 Plat Book 17, pgs. 63-66

MATCH TO SHEET 4

MATCH TO SHEET 2

MATCH TO SHEET 2

MATCH LINE TO SHEET 2

Ridgecrest Unit 10, Plat Book 24, pgs. 62-66

Ridgecrest Unit 10, Plat Book 17, pgs. 63-66

Ridgecrest Unit 10, Plat Book 17, pgs. 63-66

Ridgecrest Unit 10, Plat Book 17, pgs. 63-66

Ridgecrest Unit 10, Plat Book 17, pgs. 63-66

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Ridgecrest Unit 10, Plat Book 17, pgs. 63-66

Ridgecrest Unit 10, Plat Book 17, pgs. 63-66

# RIDGECREST UNIT 10

SECTIONS 14 & 23, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA

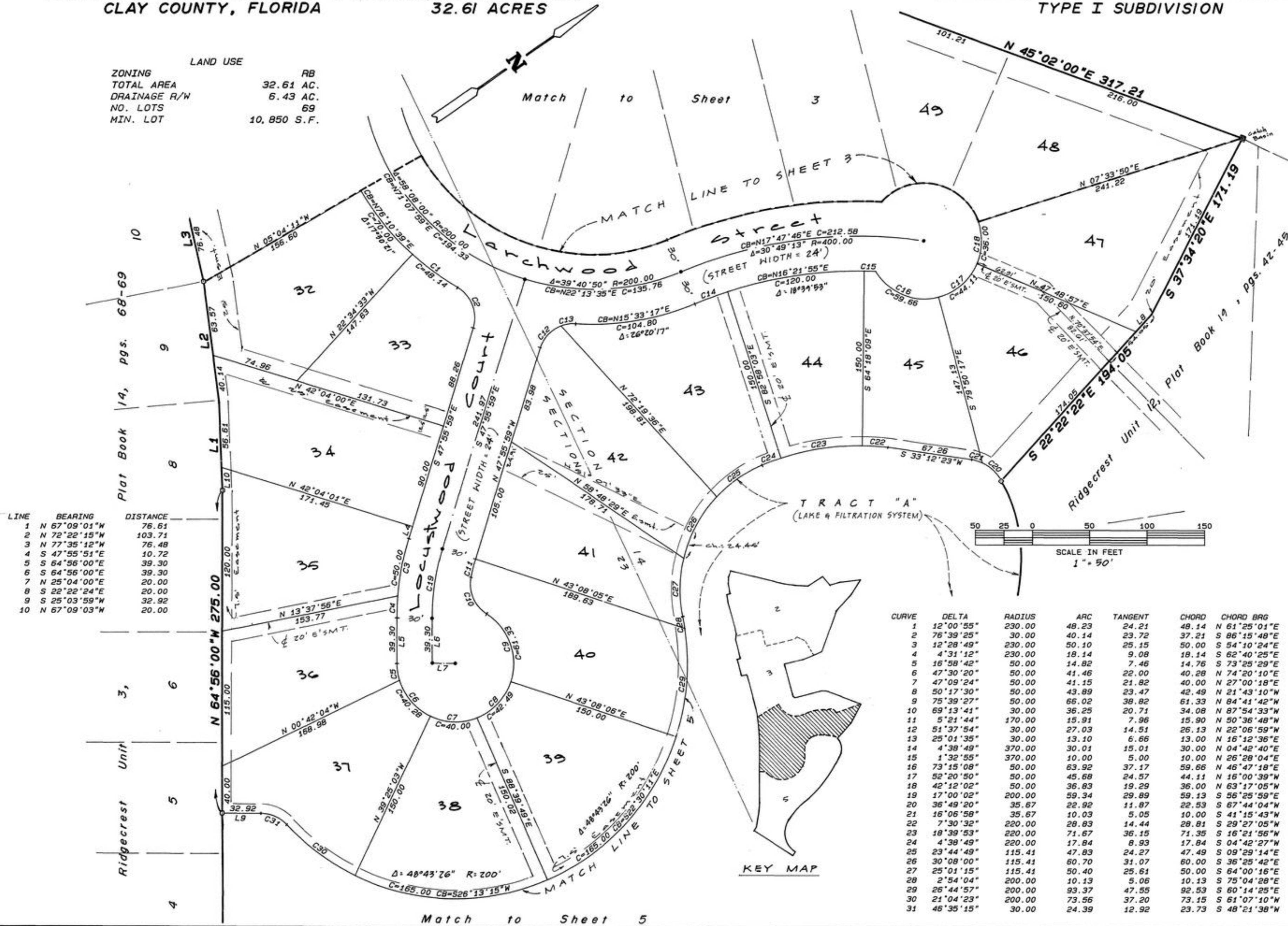
32.61 ACRES

PLAT BOOK 24 PAGE 63

SHEET 4 OF 5 SHEETS

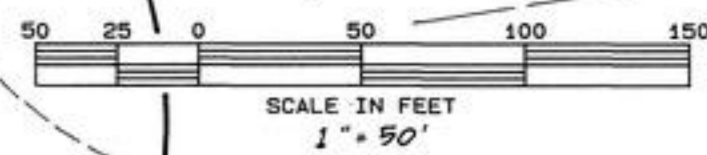
TYPE I SUBDIVISION

ZONING	LAND USE	RB
TOTAL AREA		32.61 AC.
DRAINAGE R/W		6.43 AC.
NO. LOTS		69
MIN. LOT		10,850 S.F.



LINE	BEARING	DISTANCE
1	N 67°09'01"W	76.61
2	N 72°22'15"W	103.71
3	N 77°35'12"W	76.48
4	S 47°55'51"E	10.72
5	S 64°56'00"E	39.30
6	S 64°56'00"E	39.30
7	N 25°04'00"E	20.00
8	S 22°22'24"E	20.00
9	S 25°03'59"W	32.92
10	N 67°09'03"W	20.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	12°00'55"	230.00	48.23	24.21	48.14	N 61°25'01"E
2	76°39'25"	30.00	40.14	23.72	37.21	S 86°15'48"E
3	12°28'49"	230.00	50.10	25.15	50.00	S 54°10'24"E
4	4°31'12"	230.00	18.14	9.08	18.14	S 62°40'25"E
5	16°58'42"	50.00	14.82	7.46	14.76	S 73°25'29"E
6	47°30'20"	50.00	41.46	22.00	40.28	N 74°20'10"E
7	47°09'24"	50.00	41.15	21.82	40.00	N 27°00'18"E
8	50°17'30"	50.00	43.89	23.47	42.49	N 21°43'10"W
9	75°39'27"	50.00	65.02	38.82	61.33	N 84°41'42"W
10	69°13'41"	30.00	36.25	20.71	34.08	N 87°54'33"W
11	5°21'44"	170.00	15.91	7.96	15.90	N 50°36'48"W
12	51°37'54"	30.00	27.03	14.51	26.13	N 22°06'59"W
13	25°01'35"	30.00	13.10	6.66	13.00	N 16°12'36"E
14	4°38'49"	370.00	30.01	15.01	30.00	N 04°42'40"E
15	1°32'55"	370.00	10.00	5.00	10.00	N 26°28'04"E
16	73°15'08"	50.00	63.92	37.17	59.66	N 46°47'18"E
17	52°20'50"	50.00	45.68	24.57	44.11	N 16°00'39"W
18	42°12'02"	50.00	36.83	19.29	36.00	N 63°17'05"W
19	17°00'02"	200.00	59.34	29.89	59.13	S 56°25'59"E
20	36°49'20"	35.67	22.92	11.87	22.53	S 67°44'04"W
21	16°06'58"	35.67	10.03	5.05	10.00	S 41°15'43"W
22	7°30'32"	220.00	28.83	14.44	28.81	S 29°27'05"W
23	18°39'53"	220.00	71.67	36.15	71.35	S 16°21'56"W
24	4°38'49"	220.00	17.84	8.93	17.84	S 04°42'27"W
25	23°44'49"	115.41	47.83	24.27	47.49	S 09°29'14"E
26	30°08'00"	115.41	60.70	31.07	60.00	S 36°25'42"E
27	25°01'15"	115.41	50.40	25.61	50.00	S 64°00'16"E
28	2°54'04"	200.00	10.13	5.06	10.13	S 75°04'28"E
29	26°44'57"	200.00	93.37	47.55	92.53	S 60°14'25"E
30	21°04'23"	200.00	73.56	37.20	73.15	S 61°07'10"W
31	46°35'15"	30.00	24.39	12.92	23.73	S 48°21'38"W



Ridgecrest Unit 10, 9, 8, 7, 6, 5, 4

Ridgecrest Unit 3, 6

Plat Book 14, pgs. 68-69

L1, L2, L3

Ridgecrest Unit 12, Plat Book 19, pgs. 42-45

Match to Sheet 3

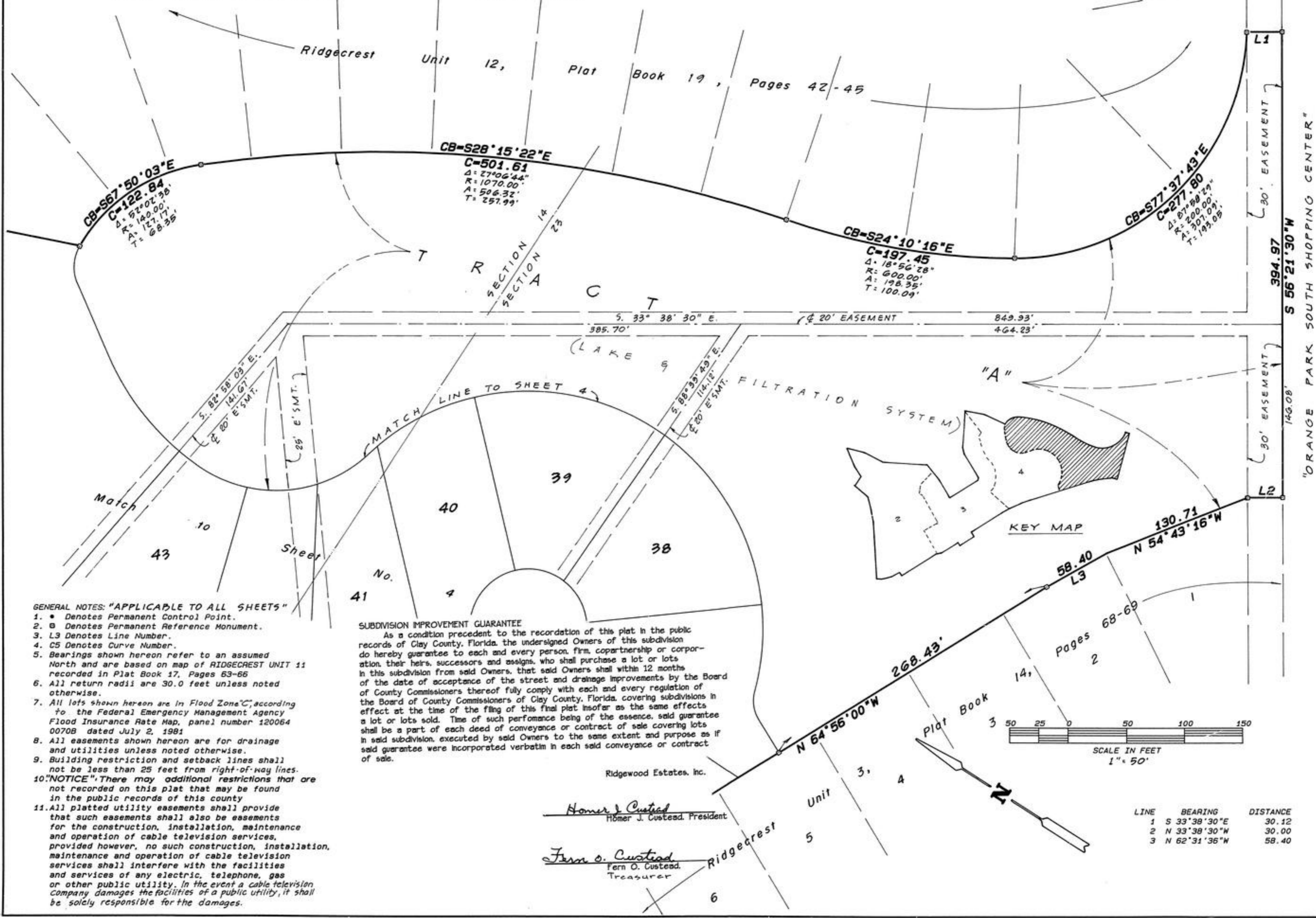
Match to Sheet 5

# RIDGECREST UNIT 10

SECTIONS 14 & 23, TOWNSHIP 4 SOUTH, RANGE 25 EAST,  
CLAY COUNTY, FLORIDA  
32.61 ACRES

PLAT BOOK 24 PAGE 64  
SHEET 5 OF 5 SHEETS

TYPE I SUBDIVISION



**GENERAL NOTES: "APPLICABLE TO ALL SHEETS"**

1. • Denotes Permanent Control Point.
2. ⊕ Denotes Permanent Reference Monument.
3. L3 Denotes Line Number.
4. C5 Denotes Curve Number.
5. Bearings shown hereon refer to an assumed North and are based on map of RIDGECREST UNIT 11 recorded in Plat Book 17, Pages 63-66
6. All return radii are 30.0 feet unless noted otherwise.
7. All lots shown hereon are in Flood Zone "C", according to the Federal Emergency Management Agency Flood Insurance Rate Map, panel number 120064 0070B dated July 2, 1981
8. All easements shown hereon are for drainage and utilities unless noted otherwise.
9. Building restriction and setback lines shall not be less than 25 feet from right-of-way lines.
10. "NOTICE": There may additional restrictions that are not recorded on this plat that may be found in the public records of this county
11. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of any 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.

**SUBDIVISION IMPROVEMENT GUARANTEE**  
As a condition precedent to the recordation of this plat in the public records of Clay County, Florida, the undersigned Owners of this subdivision do hereby guarantee to each and every person, firm, copartnership or corporation, their heirs, successors and assigns, who shall purchase a lot or lots in this subdivision from said Owners, that said Owners shall within 12 months of the date of acceptance of the street and drainage improvements by the Board of County Commissioners thereof fully comply with each and every regulation of the Board of County Commissioners of Clay County, Florida, covering subdivisions in effect at the time of the filing of this final plat insofar as the same effects a lot or lots sold. Time of such performance being of the essence, said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said Owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale.

Ridgewood Estates, Inc.  
*Homer J. Custead*  
Homer J. Custead, President  
*Fern O. Custead*  
Fern O. Custead, Treasurer

LINE	BEARING	DISTANCE
1	S 33° 38' 30" E	30.12
2	N 33° 38' 30" W	30.00
3	N 62° 31' 36" W	58.40