

RESOLUTION NO. 2023-55
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RAVENSWOOD VILLAGE.

WHEREAS, ADJ RAVENSWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Ravenswood Village.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$1,706,610.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$517,885.00 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:


- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of February, 2023.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk

Rendition Date FEB 21 2023



Attachment 2

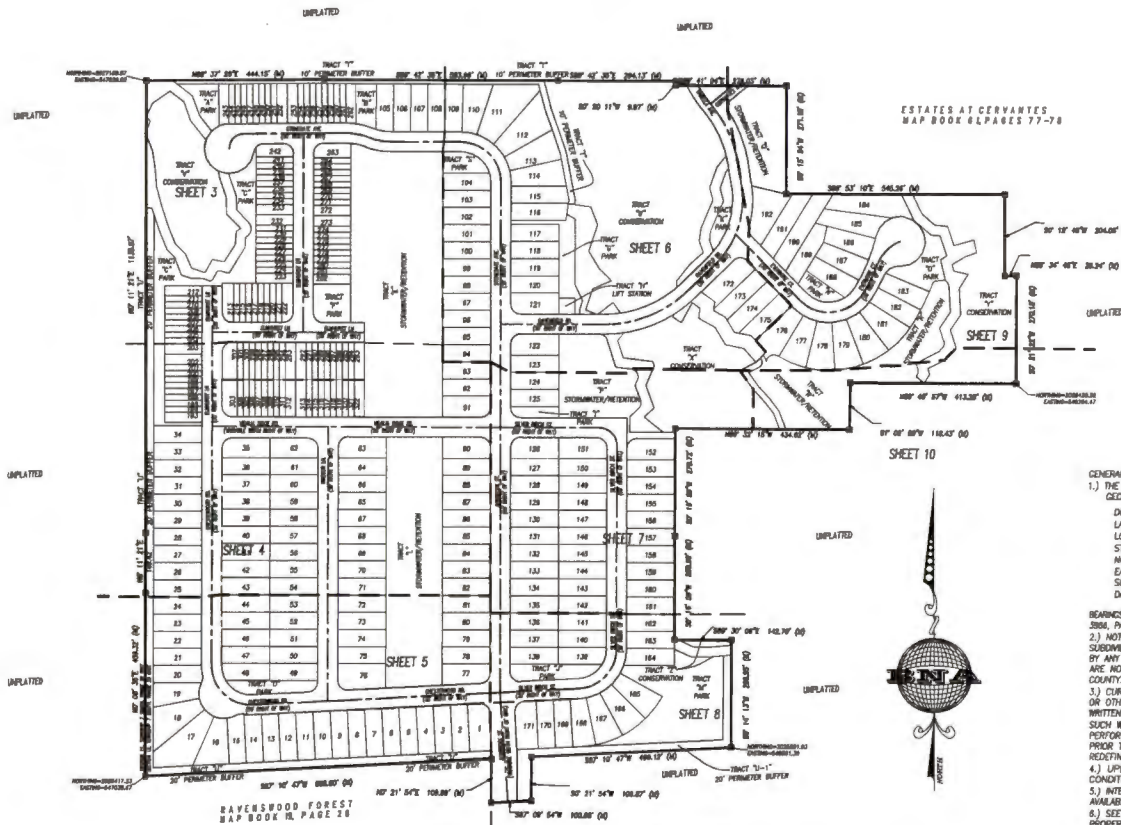
Plat Map

RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

KEY MAP

1"=200'



GENERAL NOTES

- 1.) THE COORDINATES SHOWN HEREIN ARE BASED ON THE FOLLOWING NATIONAL GEODETIC CONTROL MONUMENTS:

DUREN 2 - N.C.E. PD #202581	STALPORT - N.C.S. PD #A02952
LATITUDE 30°25'19.83629" N	LATITUDE 29°57'25.81287" N
LONGITUDE 81°27'47.51758" W	LONGITUDE 81°20'10.00323" W
- 2.) 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 ST. JOHNS COUNTY.
- 3.) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR OF ANY JURISDICTIONAL WETLAND LINE WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS/HER AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- 4.) UPLAND BUFFER AREAS ARE TO REMAIN UNDISTURBED IN THEIR NATURAL VEGETATIVE CONDITION.
- 5.) INTERIOR SECTION LINES AND GOVERNMENT LOT LINES SHOWN HEREON WERE PLOTTED FROM VARIOUS AVAILABLE MAPS.
- 6.) SEE DRAWING BY THIS FIRM, DRAWING No. 1083-002-01 FOR BOUNDARY SURVEY OF SUBJECT PROPERTY.
- 7.) ALL SIDE LOT LINES ARE NON-RADIAL TO CURVED RIGHT-OF-WAYS UNLESS OTHERWISE NOTED.
- 8.) PERIMETER BUFFERS ARE TO REMAIN IN ACCORDANCE WITH SJC LDC SECTION 6.06.04 PER THE SJC APPROVED PLANS, PERMIT NO. SUBCON 21-21.
- 9.) PLAT HAS A ZONING DESIGNATION OF WORKFORCE HOUSING WHICH REQUIRES ASSURANCE OF AFFORDABILITY. DEED RESTRICTIONS SHALL BE PROVIDED FOR EACH WORKFORCE HOUSING UNIT UPON APPROVAL OF A PLAT AND PRIOR TO ISSUANCE OF ANY CLEARANCE SHEETS.



- LEGEND:**
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| <ul style="list-style-type: none"> PC=POINT OF CURVATURE PI=POINT OF TANGENCY PI=POINT OF INTERSECTION PRC=POINT OF REVERSE CURVATURE PC=POINT OF COMPOUND CURVATURE P=PIVOTS CH=CHORD L=LIGNUM C.B.=CHORD BEARING C.D.=CHORD DISTANCE | <ul style="list-style-type: none"> OR=OFFICIAL RECORDS BOOK PC=PRICE ITS=INCH TO SCALE FM=FOOT (M)=MILLI RADIAL LINE RP=RADIAL POINT C.E.=CONCRETE EASEMENT CM=CONCRETE MONUMENT PRM=PERMANENT REFERENCE MONUMENT PCP=PERMANENT CONTROL POINT | <ul style="list-style-type: none"> ⊕=SET 4"X4" CONCRETE MONUMENT, LB 8224 PDM ○=PCP-SET MAG ANGLE & DISK, LB 8824 ⊙=SET MAG ANGLE & DISK, LB 8824 PDM D=DELLA ANGLE R/R=RIGHT-OF-WAY PR=PLAT BOOK MB=MAP BOOK DB=DEED BOOK (M)=MEASURED FPL=FLORIDA POWER & LIGHT |
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BRADSHAW-NILES and ASSOCIATES, INC.

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RAVENSWOOD VILLAGE

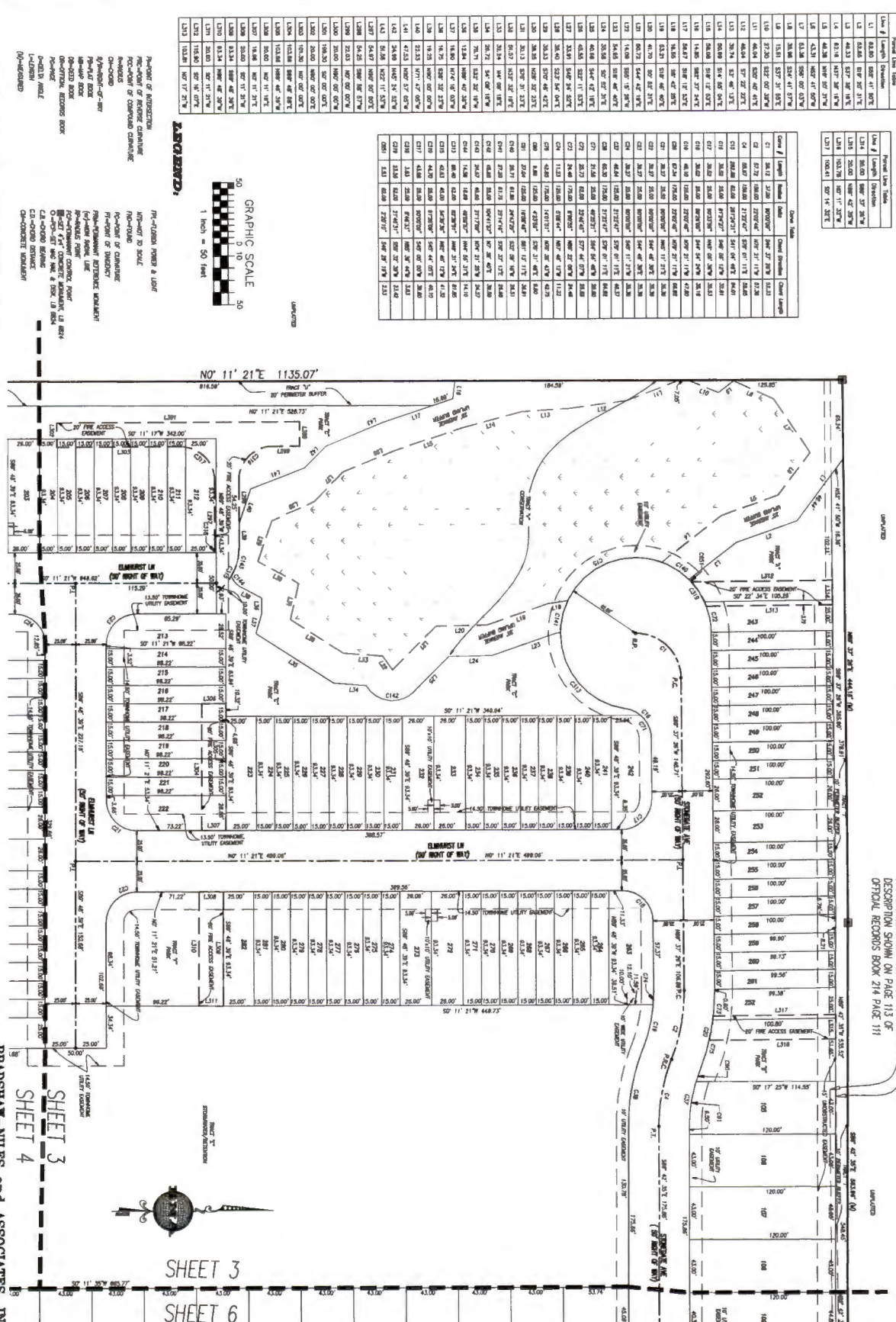
A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

5.75' PER EAST/WEST BASED ON THE
DESCRIPTION SHOWN ON PAGE 113 OF
ORIGINAL RECORDS BOOK 214 PAGE 111

MAP BOOK _____ PAGE _____
SHEET 3 OF 10

Parcel Line Number	Length	Bearing
L1	42.80	S 82° 47' 31" E
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FOR GENERAL NOTES SEE SHEET 2 OF 10

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SHEET 3
SHEET 4

SHEET 3
SHEET 6

RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET 4 OF 10

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C01	38.27	25.00	80°50'30"	S44° 11' 21" E	36.38
C02	38.27	25.00	80°50'30"	S44° 48' 30" E	36.38
C03	38.27	25.00	80°50'30"	S44° 48' 30" E	36.38
C04	38.27	25.00	80°50'30"	S44° 11' 21" W	36.38
C05	38.27	25.00	80°50'30"	S44° 48' 30" E	36.38
C06	38.11	24.80	80°50'30"	S44° 57' 09" W	35.21
C07	38.28	24.87	80°50'30"	S44° 48' 30" W	36.38
C08	38.27	25.00	80°50'30"	S44° 11' 21" W	36.38
C09	38.27	25.00	80°50'30"	S44° 11' 21" E	36.38
C10	38.27	25.00	80°50'30"	S44° 48' 30" W	36.38

Line #	Length	Bearing
L302	30.00	N00° 00' 00" E
L318	30.00	S89° 41' 30" E
L319	134.98	S07° 11' 21" W
L321	135.02	N07° 11' 21" E

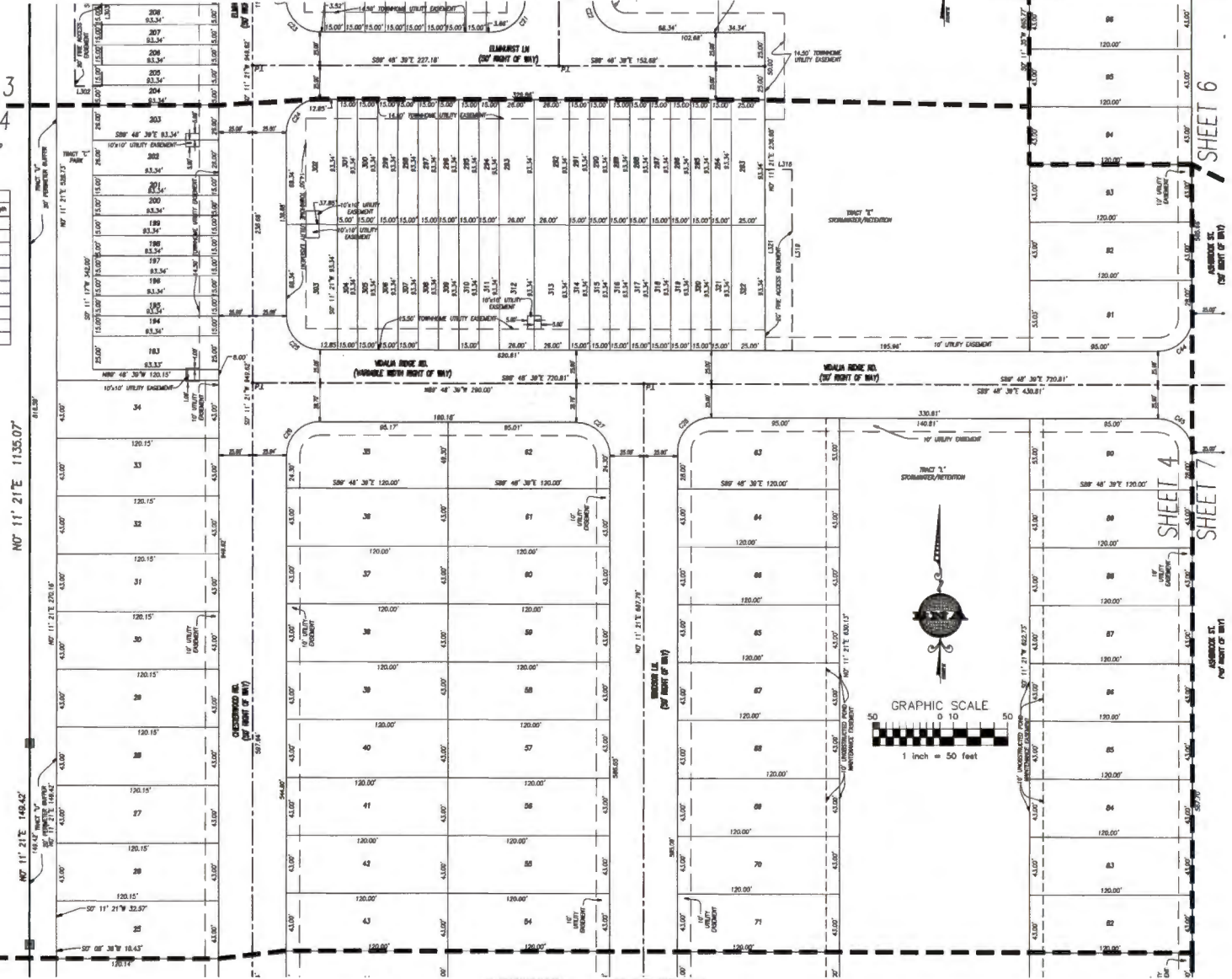
SHEET 4
SHEET 5

FOR GENERAL NOTES SEE SHEET 2 OF 10

SHEET 3
SHEET 4

UNPLATTED

UNPLATTED



LEGEND:

- | | | |
|--|---------------------------------|---------------------------|
| L=LENGTH | ∠=DELTA ANGLE | FPL=FLORIDA POWER & LIGHT |
| C.B.=CHORD BEARING | PT=POINT OF TANGENCY | RP=RIGHT-OF-WAY |
| C.D.=CHORD DISTANCE | P=POINT OF INTERSECTION | SP=SET BACK |
| CM=CONCRETE MONUMENT | PC=POINT OF REVERSE CURVATURE | SM=MAP BOOK |
| PRM=PERMANENT REFERENCE MONUMENT | PCP=POINT OF COMPOUND CURVATURE | SD=SEED BOOK |
| PCP=PERMANENT CONTROL POINT | ∠=ANGLE | SM=OFFICIAL RECORDS BOOK |
| ∠=SET 4" x 4" CONCRETE MONUMENT, LB 6224 | ∠=CHORD | TR=TRAIL |
| ∠=TOP-SET IRON NAIL & DISC, LB 6224 | | |



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MAP BOOK _____ PAGE _____

SHEET 5 OF 10

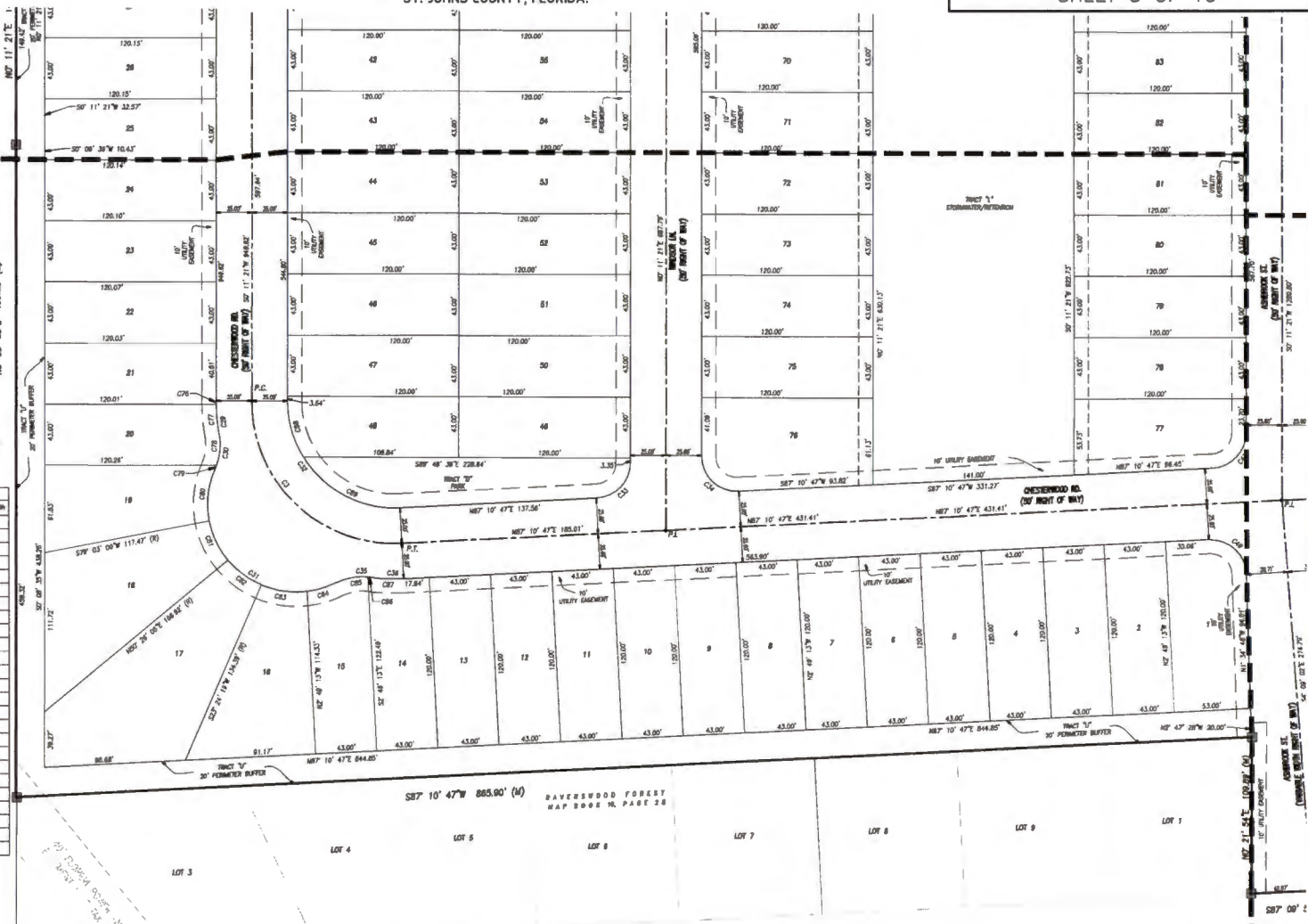
SHEET 4
SHEET 5



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	163.33	100.00	87.0234°	S48°18'58"E	165.09
C2	33.29	125.00	14.2923°	S2°06'30"E	33.21
C3	25.12	42.00	34°18'18"	N6°40'58"E	24.75
C4	151.78	62.00	148°14'25"	S46°18'58"E	118.81
C5	121.75	75.00	87.0234°	S48°18'58"E	126.81
C6	37.86	25.00	88°58'28"	N63°41'04"E	34.41
C7	40.98	25.00	87.0234°	S48°18'58"E	38.57
C8	25.12	42.00	34°18'18"	S89°10'50"W	24.75
C9	33.29	125.00	14.2923°	S89°30'30"E	33.21
C10	37.86	25.00	88°58'28"	N63°41'04"E	34.41
C11	40.98	25.00	87.0234°	S48°18'58"E	38.56
C12	3.38	125.00	1.5828°	S89°21'27"E	3.39
C13	58.86	125.00	8°32'47"	S89°41'08"E	30.84
C14	58.86	42.00	30°51'28"	N6°57'44"E	23.36
C15	3.00	42.00	3°24'48"	N82°05'03"E	2.50
C16	37.81	62.00	34°45'17"	S88°58'38"W	37.83
C17	30.88	62.00	38°38'34"	S89°15'08"E	30.84
C18	39.25	62.00	37°01'46"	S83°04'48"E	38.98
C19	32.78	62.00	38°16'44"	S81°44'03"E	32.39
C20	21.17	62.00	18°33'46"	S82°30'43"E	21.07
C21	33.08	42.00	31°28'27"	S79°17'10"W	32.78
C22	3.07	42.00	2°40'41"	N88°34'41"W	2.07
C23	33.29	125.00	14.2923°	S89°30'30"E	33.21
C24	41.42	75.00	31°38'13"	S18°38'18"E	40.81
C25	60.31	75.00	61°21'25"	S82°08'32"E	76.53



FOR GENERAL NOTES SEE SHEET 2 OF 10



LEGEND:

- L=LENGTH
- C.B.=CHORD BEARING
- C.D.=CHORD DISTANCE
- C.M.=CONCRETE MONUMENT
- P.M.=PERMANENT REFERENCE MONUMENT
- P.C.P.=PERMANENT CONTROL POINT
- =SET 4"x4" CONCRETE MONUMENT, I.B. 6824
- =P.C.P.-SET 8"x8" W/4" DISK, I.B. 6824
- D=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- P.W.=PLAT BOOK
- M.B.=MAP BOOK
- D.B.=DEED BOOK
- O.R.=OFFICIAL RECORDS BOOK
- P.C.=PAGE
- P.C.=POINT OF CURVATURE
- P.T.=POINT OF TANGENCY
- P.I.=POINT OF INTERSECTION
- P.R.C.=POINT OF REVERSE CURVATURE
- P.C.C.=POINT OF COMPOUND CURVATURE
- R=RADIUS
- D.M.=CHORD
- N/S=NOT TO SCALE
- F.M.=FOUND
- (*)=NON RADIAL LINE
- R.P.=RADIUS POINT
- (R)=RADIUS
- F.L.=FLORIDA POWER & LIGHT



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SHEET 5
SHEET 8

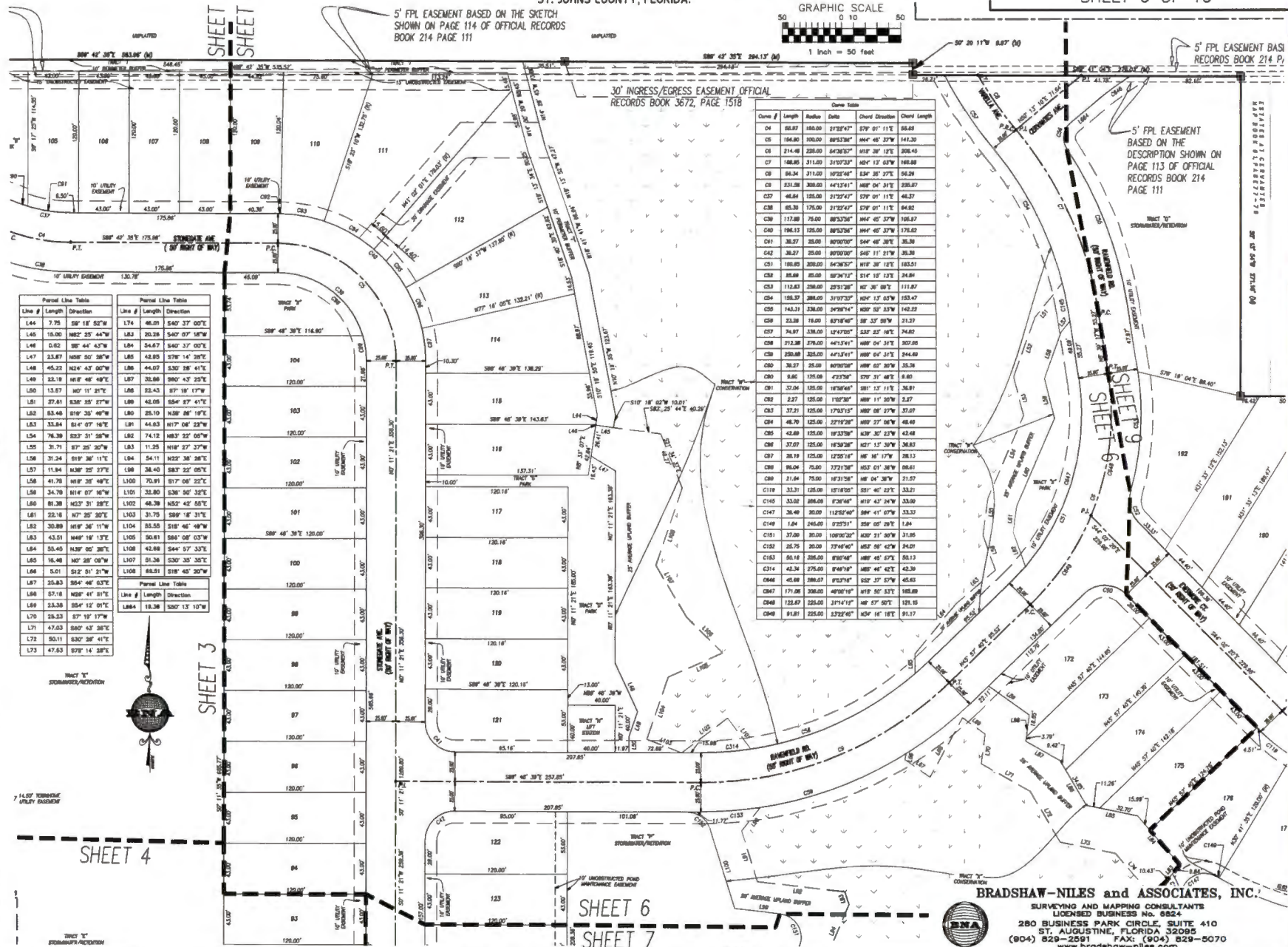
FOR GENERAL NOTES SEE SHEET 2 OF 10

RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET 6 OF 10



Line #	Length	Direction	Line #	Length	Direction
L44	7.75	S89°18'52"W	L74	46.01	S40°37'50"E
L45	10.00	N82°25'44"W	L83	20.28	S40°07'16"W
L46	0.82	S87°44'43"W	L84	54.67	S40°37'02"E
L47	33.87	N85°50'36"W	L85	43.85	S76°14'32"E
L48	45.22	N24°43'00"E	L86	44.07	S30°38'41"E
L49	23.18	N18°45'48"E	L87	35.86	S90°43'23"E
L50	13.87	N07°11'21"E	L88	32.43	S7°18'17"W
L51	27.61	S38°35'27"W	L89	43.05	S54°87'41"E
L52	63.48	S18°35'48"W	L90	25.10	N38°08'19"E
L53	33.84	S14°07'16"E	L91	44.83	N17°08'23"W
L54	76.39	S23°31'58"W	L92	74.12	N83°23'05"W
L55	31.71	S7°25'20"W	L93	11.25	N18°27'27"W
L56	31.24	S19°36'11"E	L94	54.11	N32°38'38"E
L57	11.84	N38°25'27"E	L98	38.40	S83°22'05"E
L58	41.78	N18°38'48"E	L100	70.91	S17°08'22"E
L59	34.79	N14°07'16"W	L101	32.80	S38°50'22"E
L60	81.38	N23°31'58"E	L102	48.39	N52°42'58"E
L61	22.16	N7°28'50"E	L103	31.75	S89°18'31"E
L62	30.89	N18°36'11"W	L104	35.55	S18°46'48"W
L63	43.51	N48°18'13"E	L105	30.81	S84°08'03"W
L64	55.40	N38°02'38"E	L108	42.88	S44°57'37"E
L65	16.48	N07°28'03"E	L107	31.38	S30°35'38"E
L66	3.51	S12°21'21"W	L108	88.51	S18°43'20"W
L67	25.83	S84°46'23"E			
L68	37.18	N28°41'31"E			
L69	23.38	S54°12'09"E			
L70	28.23	S7°18'17"W			
L71	47.03	S80°43'28"E			
L72	50.11	S30°28'41"E			
L73	47.63	S78°14'28"E			

Curve #	Length	Radius	Delta	Chord Elevation	Chord Length
C04	88.87	188.00	212°47'	S79°01'11"E	58.88
C05	184.80	100.00	88°33'38"	N44°45'37"W	141.20
C06	214.48	238.00	64°38'32"	N18°28'12"E	208.43
C07	188.85	311.85	31°03'33"	N05°13'53"W	188.88
C08	88.34	311.00	102°56'48"	E36°35'27"E	58.29
C09	231.28	300.00	64°34'41"	N08°04'31"E	230.87
C10	48.84	188.00	212°47'	S79°01'11"E	48.37
C11	88.38	178.00	212°47'	S79°01'11"E	84.82
C12	177.88	70.00	88°33'38"	N44°45'37"W	108.87
C13	186.13	125.00	88°33'38"	N44°45'37"W	178.82
C14	38.87	25.00	88°33'38"	S44°48'38"E	38.38
C15	38.87	25.00	88°33'38"	S44°48'38"E	38.38
C16	100.00	200.00	64°36'37"	N18°28'12"E	100.51
C17	88.88	88.00	88°33'38"	S14°15'23"E	24.86
C18	111.83	200.00	27°12'28"	N2°38'28"E	111.87
C19	185.57	288.00	31°03'33"	N05°13'53"W	183.47
C20	343.13	338.00	24°39'44"	N28°25'23"W	342.22
C21	32.38	18.00	87°18'46"	S8°37'58"W	21.27
C22	34.87	138.00	147°48'04"	E32°25'18"E	24.82
C23	212.88	178.00	64°34'41"	N08°04'31"E	207.88
C24	258.88	325.00	64°34'41"	N08°04'31"E	244.88
C25	38.27	25.00	88°33'38"	N08°02'30"W	33.28
C26	8.85	138.00	47°33'38"	S79°31'48"E	8.80
C27	27.06	125.00	187°04'48"	S81°13'11"E	38.81
C28	2.27	125.00	170°31'51"	N08°11'30"W	2.27
C29	27.21	125.00	170°31'51"	N08°11'30"W	27.07
C30	48.78	125.00	22°19'28"	N09°27'08"W	48.49
C31	42.88	125.00	187°33'38"	S28°25'23"W	42.48
C32	27.07	125.00	187°33'38"	N21°13'20"W	38.83
C33	28.18	125.00	12°55'15"	N6°16'17"W	28.12
C34	98.04	75.00	72°12'58"	N57°01'38"W	88.61
C35	31.64	75.00	187°31'58"	N04°04'38"W	21.57
C36	33.31	125.00	187°04'48"	S81°46'23"E	33.31
C37	33.30	288.00	27°04'48"	N19°42'24"W	33.30
C38	38.48	30.00	112°04'48"	N44°41'07"E	33.33
C39	1.84	248.00	27°04'48"	S89°05'28"E	1.84
C40	17.28	30.00	108°02'38"	S20°21'20"W	21.08
C41	25.75	30.00	72°18'48"	N52°58'42"E	24.01
C42	30.14	288.00	87°04'48"	N08°45'27"E	30.13
C43	42.34	275.00	87°04'48"	N08°45'27"E	42.38
C44	45.88	288.00	87°04'48"	S22°27'57"E	45.83
C45	171.08	288.00	47°04'48"	N18°50'33"E	168.88
C46	122.87	225.00	37°14'12"	N07°57'50"E	121.85
C47	91.81	225.00	122°42'48"	N34°16'18"E	91.77

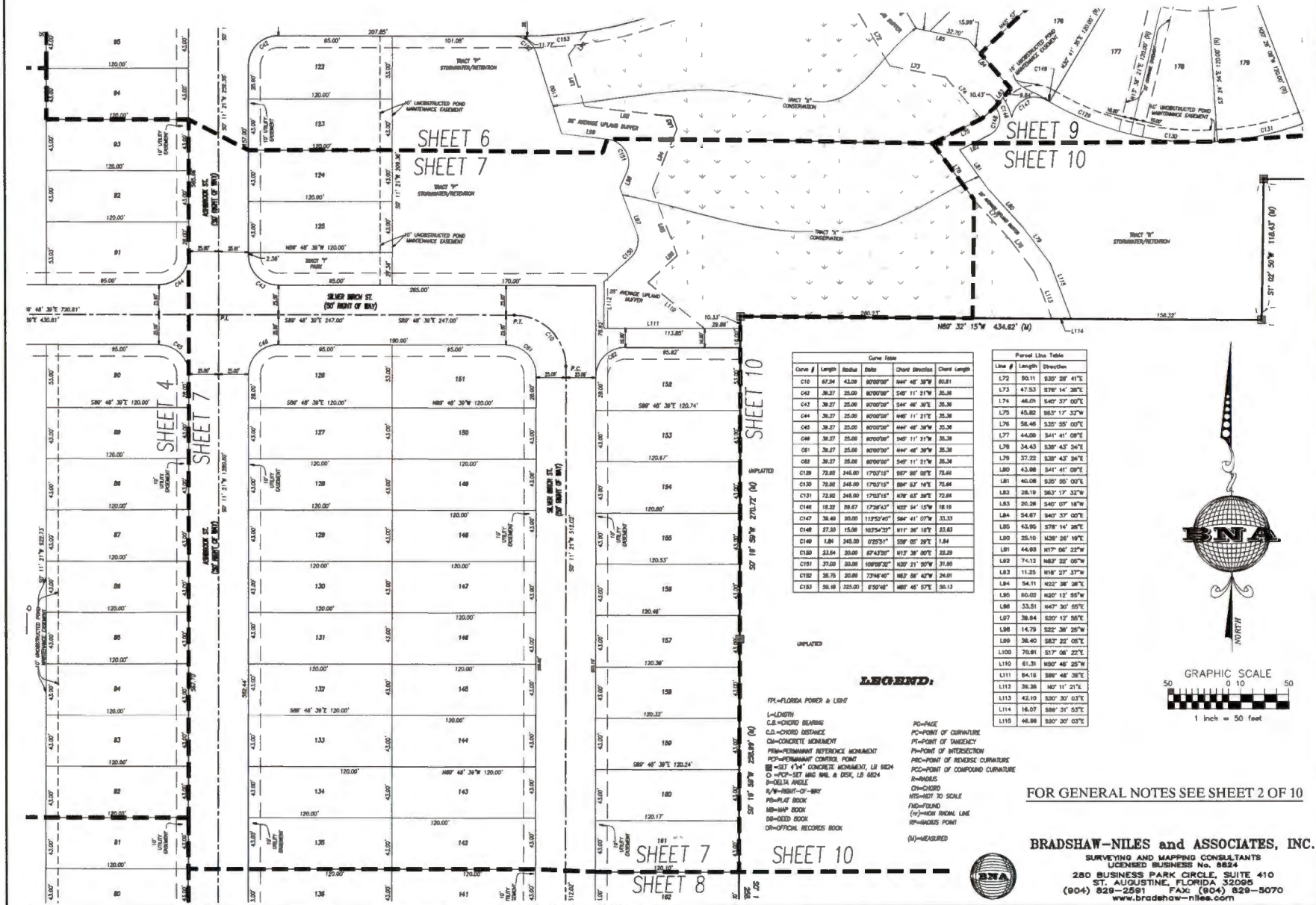
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RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
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SHEET 7 OF 10



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	67.34	43.00	80°00'00"	N46° 48' 30" W	80.81
C42	36.27	25.00	80°00'00"	S46° 48' 30" E	36.26
C43	36.27	25.00	80°00'00"	S46° 48' 30" E	36.26
C44	36.27	25.00	80°00'00"	N46° 11' 21" E	35.26
C45	36.27	25.00	80°00'00"	N46° 48' 30" E	35.26
C46	36.27	25.00	80°00'00"	S46° 11' 21" W	35.26
C47	36.27	25.00	80°00'00"	S46° 48' 30" W	35.26
C48	36.27	25.00	80°00'00"	S46° 11' 21" W	35.26
C19	72.53	344.00	17°03'18"	S57° 00' 00" E	72.41
C20	72.53	344.00	17°03'18"	S57° 00' 00" E	72.41
C21	72.53	344.00	17°03'18"	S57° 00' 00" E	72.41
C148	18.28	58.67	17°03'43"	N52° 54' 15" W	18.19
C149	38.40	30.00	112°52'43"	S54° 41' 07" W	33.33
C148	27.30	15.00	163°54'02"	N17° 36' 18" E	23.63
C149	1.86	245.00	87°03'51"	S59° 05' 29" E	1.84
C180	33.64	30.00	87°43'00"	N17° 38' 00" E	22.29
C181	37.60	30.00	109°02'28"	N37° 21' 20" W	31.85
C182	38.75	30.00	73°46'40"	N67° 58' 42" E	24.61
C183	38.40	325.00	87°03'48"	N67° 48' 57" E	35.13

Line #	Length	Direction
L72	50.11	S30° 20' 41" E
L73	47.53	S70° 14' 28" E
L74	46.01	S40° 53' 07" E
L75	45.82	S83° 17' 32" W
L76	58.48	S30° 50' 07" E
L77	44.08	S41° 41' 08" E
L78	34.43	S38° 43' 24" E
L79	37.22	S38° 43' 24" E
L80	43.88	S41° 41' 08" E
L81	40.08	S30° 50' 07" E
L82	26.18	S40° 07' 18" W
L83	20.28	S40° 07' 18" W
L84	54.87	S40° 53' 07" E
L85	43.95	S78° 14' 28" E
L86	25.10	N28° 28' 18" E
L81	44.93	N17° 06' 22" W
L82	74.13	N83° 22' 05" W
L83	11.25	N18° 21' 27" W
L84	54.11	N22° 38' 26" W
L85	30.40	N20° 12' 55" W
L86	33.51	N47° 30' 55" E
L87	38.84	S20° 17' 58" E
L88	14.79	S22° 38' 28" W
L89	36.40	S83° 22' 05" E
L100	70.81	S17° 08' 22" E
L110	61.31	N80° 48' 25" W
L111	84.18	S88° 48' 38" E
L112	38.28	N07° 11' 21" E
L113	42.10	S30° 30' 63" E
L114	18.07	S88° 31' 53" E
L115	48.88	S30° 30' 63" E

LEGEND:

- FL-FLORIDA POWER & LIGHT
- L=LENGTH
- C.B.=CHORD BEARING
- C.A.=CHORD ANGLE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT
- O=SET 4" x 4" CONCRETE MONUMENT, 1/8" DIA
- OS=SET 1/2" DIA WIRE & DISK, 1/8" DIA
- R=RADIUS
- R/W=RIGHT-OF-WAY
- PR=PLAT BOOK
- NS=NON-BEAR
- DS=DEED BOOK
- OR=OFFICIAL RECORDS BOOK
- PC=FACE
- PC=POINT OF CURVATURE
- PI=POINT OF INTERSECTION
- PI=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PC=POINT OF RADICAL CURVATURE
- PC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- NS=NOT TO SCALE
- FD=FOUND
- (*)=MEAS BOUND LINE
- MP=MEASURED POINT
- (M)=MEASURED



FOR GENERAL NOTES SEE SHEET 2 OF 10

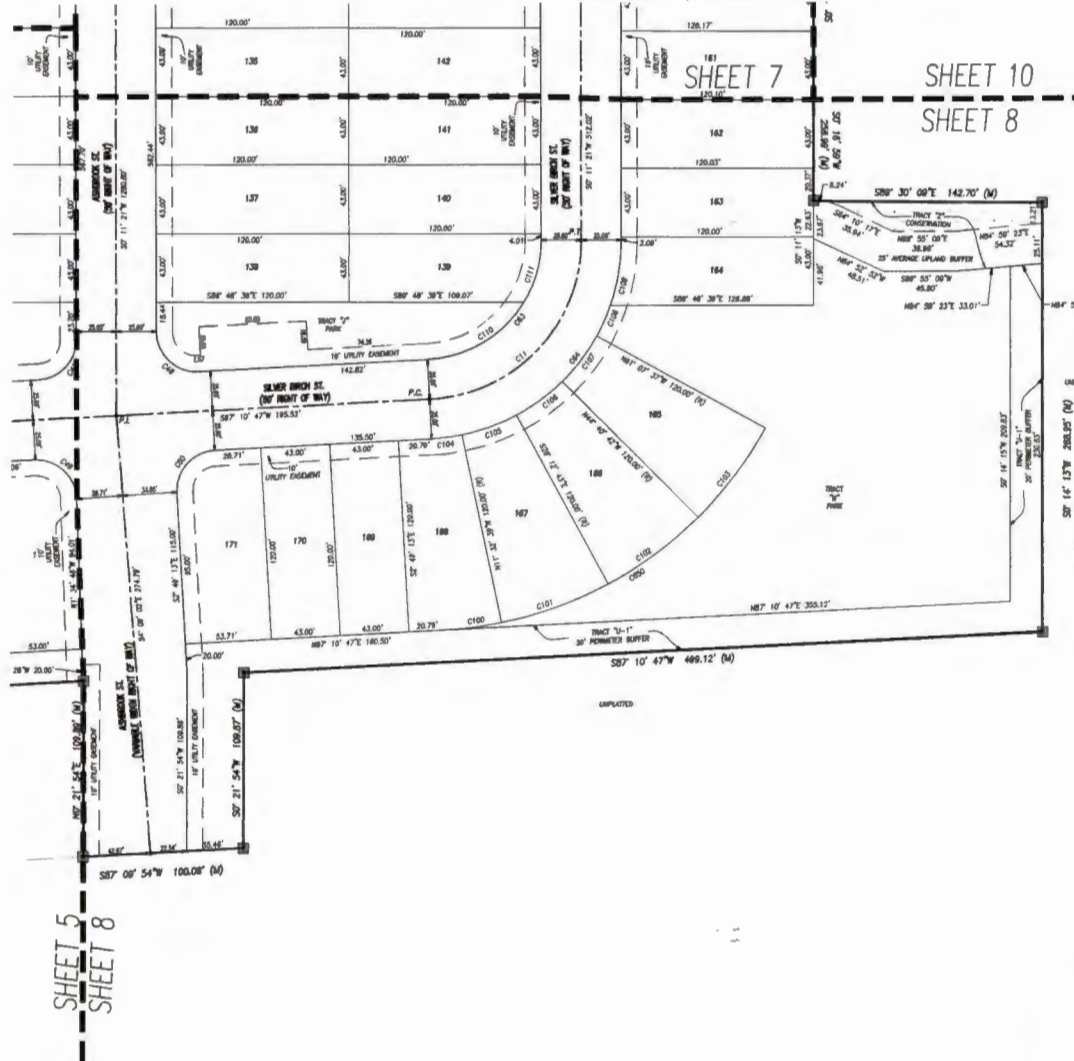


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RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

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SHEET 8 OF 10



Curve Table				
Curve #	Length	Radius	Bearing	Chord Length
C11	151.83	105.00	S87°30'24" E	137.88
C07	37.86	25.00	S87°30'24" E	34.41
C08	45.36	25.00	S74°23'24" E	38.27
C04	45.36	25.00	S74°23'24" E	38.27
C05	38.27	25.00	S87°30'24" E	35.38
C03	113.87	75.00	S87°30'24" E	103.24
C04	186.78	135.00	S87°30'24" E	172.07
C10	37.30	245.00	S47°28'24" E	37.27
C101	71.27	245.00	S47°28'24" E	71.08
C102	76.41	245.00	S37°18'24" E	76.17
C103	76.33	245.00	S47°28'24" E	76.08
C104	18.03	125.00	S47°28'24" E	18.01
C105	38.28	125.00	S70°07'18" E	38.24
C106	33.89	125.00	S70°07'18" E	33.80
C107	38.89	125.00	S70°07'18" E	38.79
C108	33.81	125.00	S24°36'24" E	33.80
C109	41.83	125.00	S70°07'18" E	41.80
C110	73.87	75.00	S87°30'24" E	70.04
C111	41.00	75.00	S74°23'24" E	40.48
C09	249.32	245.00	S87°01'30" E	236.70

LEGEND:

- L=LEADLINE
- C.B.=CHORD BEARING
- C.D.=CHORD DISTANCE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT
- BM=SET 4"x4" CONCRETE MONUMENT, LB 8824
- O=NOV-SET WING NAIL & COIL, LB 8824
- D=DELTA ANGLE
- R/M=RIGHT-OF-WAY
- PL=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- OR=OFFICIAL RECORDS BOOK
- (M)=MIRRORED
- PO=POINTE
- PC=POINT OF CURVATURE
- PI=POINT OF INTERSECTION
- PR=POINT OF REVERSE CURVATURE
- PCO=POINT OF COMPOUND CURVATURE
- R=RADIOS
- CM=CHORD
- RTS=RIGHT TO SCALE
- PL=PLAT BOOK
- (M)=MIRRORED LINE
- RP=RADIOS POINT
- FL=FLORIDA POWER & LIGHT

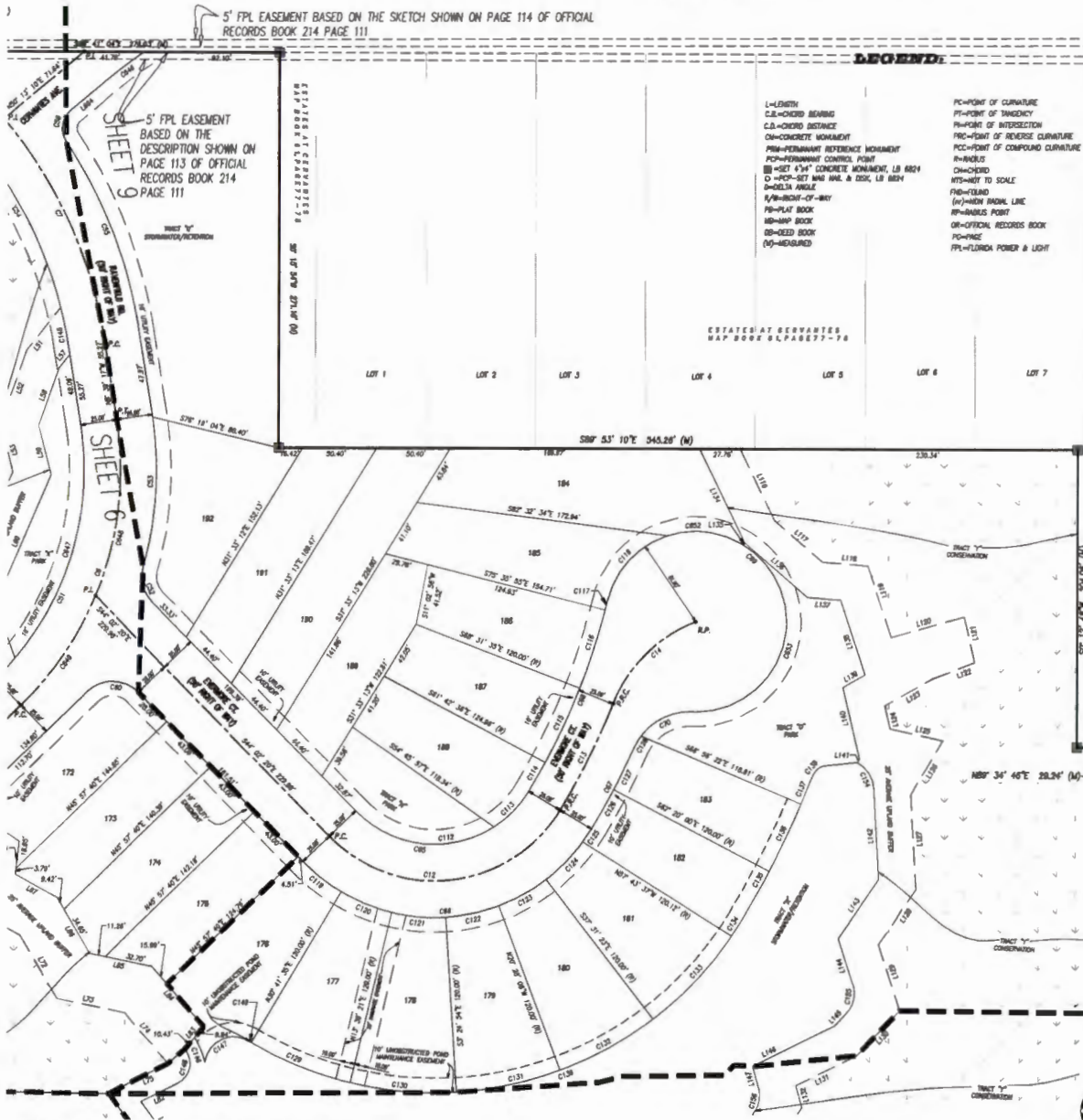
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RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.



Curve Table				Paral Line Table				
Curve #	Length	Radius	Delta	Chord Distance	Chord Length	Line #	Length	Direction
C6	214.44	255.00	54°29'57"	181° 30' 13"	306.46	L51	37.81	S30° 25' 27"W
C7	188.89	311.00	37°07'33"	162° 12' 03"	186.89	L52	53.48	S15° 38' 48"W
C12	183.91	100.00	104°19'58"	183° 31' 28"	156.59	L53	33.84	S14° 07' 14"E
C13	81.61	400.00	8°37'34"	168° 19' 57"	81.61	L54	78.39	S23° 33' 26"W
C14	82.82	100.00	48°37'10"	168° 00' 15"	78.79	L55	31.71	S7° 25' 20"W
C51	180.80	200.00	54°29'17"	181° 30' 13"	183.51	L56	31.24	S18° 38' 11"E
C52	25.88	25.00	88°24'12"	51° 15' 13"	24.84	L57	11.94	N38° 25' 27"E
C53	118.83	250.00	29°19'58"	167° 38' 08"	111.87	L58	41.75	N18° 35' 49"E
C59	39.37	25.00	88°24'12"	50° 20' 20"	25.38	L59	54.79	N14° 07' 14"W
C60	137.28	75.00	104°19'58"	183° 31' 28"	118.89	L60	81.39	N23° 21' 28"E
C66	208.26	125.00	104°19'58"	183° 31' 28"	188.15	L72	58.11	S30° 28' 47"E
C67	88.77	325.00	4°29'27"	167° 38' 47"	88.74	L73	42.63	S78° 14' 20"E
C68	142.37	400.00	1°21'46"	162° 35' 23"	141.79	L74	46.01	S40° 37' 20"E
C69	270.61	62.00	288°24'48"	187° 00' 07"	48.93	L75	45.82	S83° 17' 35"W
C76	48.87	62.00	88°24'12"	228° 00' 15"	48.88	L82	38.19	S83° 17' 35"W
C112	163.88	75.00	78°43'58"	183° 34' 17"	85.14	L83	38.28	S40° 07' 18"W
C113	34.20	75.00	28°27'38"	164° 10' 00"	33.80	L84	64.67	S40° 37' 20"E
C114	22.84	400.00	2°48'11"	162° 41' 40"	22.84	L85	43.85	S78° 14' 20"E
C115	58.28	400.00	6°59'38"	164° 48' 04"	58.22	L86	44.07	S30° 28' 47"E
C116	38.28	400.00	6°59'38"	167° 35' 25"	38.22	L87	33.88	S80° 43' 25"E
C117	6.71	400.00	0°48'58"	167° 38' 17"	6.71	L116	54.16	S20° 38' 54"E
C118	83.85	83.00	88°49'58"	162° 00' 00"	83.88	L117	43.57	S40° 43' 20"E
C120	27.21	125.00	17°03'10"	167° 38' 00"	27.87	L118	31.16	S80° 23' 27"E
C121	27.21	125.00	17°03'10"	164° 53' 18"	27.87	L119	51.84	S17° 53' 40"E
C122	27.21	125.00	17°03'10"	160° 05' 29"	27.87	L120	51.75	N74° 12' 38"E
C123	27.21	125.00	17°03'10"	161° 00' 14"	27.87	L121	32.08	S18° 16' 38"E
C124	26.14	125.00	16°33'51"	164° 11' 42"	26.81	L122	30.19	S88° 32' 31"W
C125	10.61	125.00	4°48'08"	163° 35' 48"	10.61	L123	37.82	S80° 24' 44"W
C128	30.80	315.00	2°28'14"	162° 35' 07"	30.89	L124	16.15	S17° 45' 00"E
C127	31.88	315.00	2°32'47"	162° 35' 27"	31.87	L125	38.82	S77° 18' 58"E
C129	8.63	42.00	17°09'23"	158° 41' 24"	8.61	L126	43.63	S30° 38' 47"W
C129	78.82	245.00	17°03'10"	167° 38' 00"	79.88	L127	65.12	S37° 00' 53"E
C130	78.82	245.00	17°03'10"	164° 53' 18"	79.88	L128	48.37	S30° 28' 47"E
C131	78.82	245.00	17°03'10"	160° 05' 29"	79.88	L129	47.43	S17° 53' 27"E
C132	78.82	245.00	17°03'10"	161° 00' 14"	79.88	L130	42.87	S43° 20' 00"W
C133	26.14	245.00	16°33'51"	164° 11' 20"	26.19	L131	46.24	S83° 38' 47"W
C134	18.86	245.00	7°51'44"	162° 27' 29"	18.85	L132	15.41	S14° 58' 49"E
C135	38.16	635.00	2°29'14"	162° 37' 07"	38.89	L134	71.38	N20° 38' 54"W
C136	31.05	635.00	4°28'23"	162° 21' 49"	31.84	L135	1.78	N32° 34' 58"W
C137	18.86	635.00	1°41'58"	162° 12' 00"	18.88	L136	56.85	N48° 48' 20"W
C138	8.58	18.00	49°03'43"	159° 34' 19"	8.30	L137	22.72	N85° 23' 27"W
C139	383.08	345.00	88°30'31"	167° 35' 05"	345.24	L138	54.00	N17° 53' 46"W
C140	33.82	288.00	8°28'48"	167° 42' 24"	33.80	L139	17.27	N80° 24' 44"E
C141	18.23	28.87	17°29'40"	162° 54' 13"	18.15	L140	50.49	N12° 45' 08"W
C142	38.40	28.00	11°29'40"	164° 41' 07"	33.33	L141	2.78	N29° 38' 22"E
C143	27.20	18.00	10°54'52"	161° 38' 18"	23.63	L142	61.86	N37° 00' 53"W
C144	1.88	245.00	0°28'31"	167° 02' 29"	1.84	L143	68.10	N57° 58' 17"E
C145	22.82	25.00	87°39'50"	161° 41' 18"	21.11	L144	33.02	N17° 38' 22"W
C155	21.29	20.00	88°29'21"	162° 51' 19"	20.30	L145	11.80	N43° 21' 00"E
C156	18.43	20.00	87°29'28"	162° 51' 19"	18.89	L146	82.34	N63° 38' 47"E
C468	45.88	388.87	7°07'18"	162° 27' 27"	45.83	L147	15.29	N14° 58' 48"W
C882	53.27	63.00	48°14'10"	162° 38' 20"	51.74	L884	18.38	S80° 12' 10"W
C883	142.78	63.00	188°28'52"	161° 38' 01"	118.89			



SHEET 9
SHEET 10

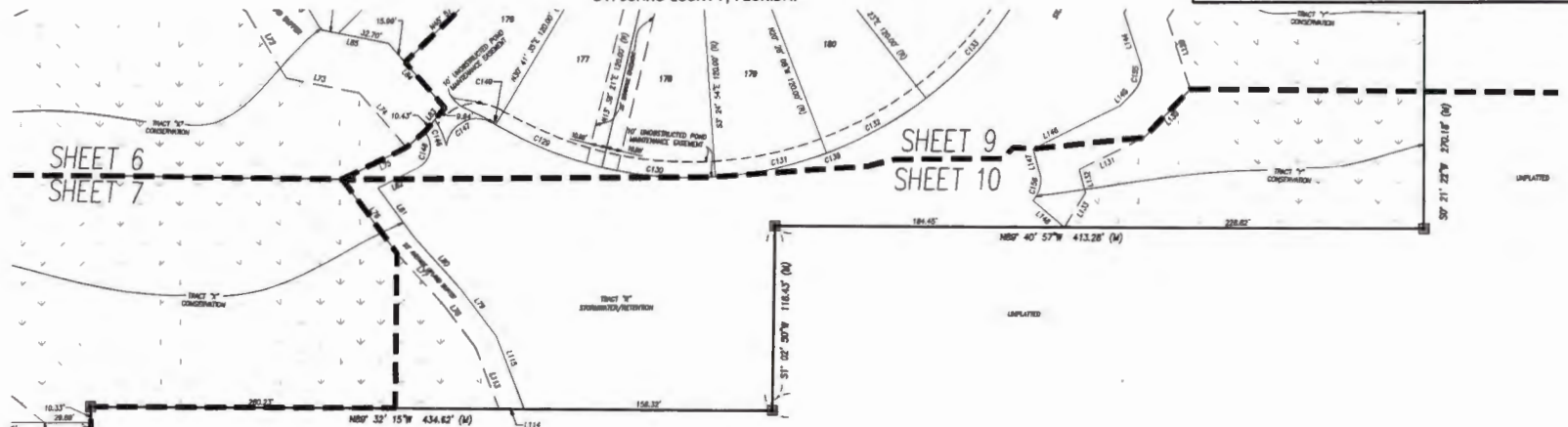
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280 BUSINESS PARK CIRCLE, SUITE 410
ST. AUGUSTINE, FLORIDA 32095
(904) 829-2591 FAX: (904) 829-5070
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FOR GENERAL NOTES SEE SHEET 2 OF 10

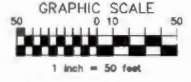
RAVENSWOOD VILLAGE

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET 10 OF 10



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SHEET 8



LEGEND:

- L=LENGTH
- CB=CHORD BEARING
- CD=CHORD DISTANCE
- CM=CONCRETE MONUMENT
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT
- BM=SET 4"X4" CONCRETE MONUMENT, LB 6624
- O=POP-SET ANG NAIL & DISK, LB 8624
- W=WELL
- R/R=RIGHT-OF-WAY
- PD=PLAT BOOK
- MD=MAP BOOK
- DB=DEED BOOK
- OR=OTHER RECORDS BOOK
- FL=FLORIDA POWER & LIGHT
- PC=PAGE
- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- POC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- HT=HEIGHT TO SCALE
- PL=PLUMB
- IN=INCH FROM LINE
- RP=REBUS POINT
- (N)=MEASURED

Curve #	Length	Radius	Bearing	Chord Orientation	Chord Length
C129	72.82	245.00	1702°15'	S87°58'02"E	72.86
C130	72.82	245.00	1702°15'	S84°55'16"E	72.86
C131	72.82	245.00	1702°15'	N06°05'59"E	72.86
C132	72.82	245.00	1702°15'	N61°05'14"E	72.86
C133	76.44	245.00	1825°24'	N43°15'35"E	76.10
C139	383.09	245.00	80°25'21"	N75°55'55"E	245.24
C146	18.32	28.87	1728°43'	N22°54'18"W	18.15
C147	26.40	28.00	1125°40'	S84°41'07"W	23.33
C148	27.20	15.00	1025°22'	N11°30'19"E	23.43
C149	1.84	245.00	025°31'	S25°05'29"E	1.84
C150	21.28	28.00	80°25'21"	N12°51'19"E	20.20
C159	19.43	28.00	50°25'21"	N12°51'19"E	18.88

Line #	Length	Direction
L72	50.11	S30°38'41"E
L73	47.53	S76°14'28"E
L74	48.01	S40°37'00"E
L75	65.82	S83°17'32"W
L76	68.48	S30°55'00"E
L77	44.08	S41°41'00"E
L78	34.43	S28°43'24"E
L79	37.22	S28°43'24"E
L80	43.88	S41°41'00"E
L81	49.08	S25°20'00"E
L82	28.19	S67°17'32"W
L83	20.20	S40°07'10"W
L84	34.87	S40°37'00"E
L85	43.88	S76°14'28"E
L113	42.10	S20°30'02"E
L114	26.27	S80°31'52"E
L115	48.88	S20°30'02"E
L128	47.43	N17°38'22"E
L130	42.67	S42°21'00"W
L131	46.54	S83°38'47"W
L132	18.41	S14°58'48"E
L133	28.85	S31°05'31"W
L144	33.02	N17°38'22"W
L145	11.80	N43°21'00"E
L146	62.34	N83°38'47"E
L147	15.20	N14°58'48"E
L148	28.22	N46°18'51"W

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