

Glen Kernan Golf and Country Club Unit Ten

BEING A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH A REPLAT OF A PORTION OF GLEN KERNAN PARKWAY EAST AND A REPLAT OF LOT 12, OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT FIVE PER MAP THEREOF RECORDED IN PLAT BOOK 54, PAGES 2 THROUGH 2F OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 56 PAGE 70

PAGE 1 OF 2 PAGES

CAPTION:

A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 11, GLEN KERNAN GOLF AND COUNTRY CLUB UNIT FIVE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 54, PAGES 2 THROUGH 2F OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF GLEN KERNAN PARKWAY EAST (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE AND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GLEN KERNAN PARKWAY NORTH, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 780.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 32°18'57" WEST, 461.27 FEET; THENCE NORTH 40°29'19" EAST, 319.69 FEET; THENCE SOUTH 84°36'34" EAST, 39.27 FEET; THENCE SOUTH 44°33'12" EAST, 66.98 FEET; THENCE SOUTH 52°18'55" EAST, 50.00 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°42'26" WEST, 53.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 15°41'06" WEST, 85.32 FEET; THENCE SOUTH 38°06'53" EAST, 430.20 FEET; THENCE SOUTH 77°42'11" WEST, 128.93 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 11; THENCE SOUTH 74°39'50" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 11, 194.65 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 3.61 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT HODGES BLVD. DEVELOPMENT GROUP, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS GLEN KERNAN GOLF AND COUNTRY CLUB UNIT TEN 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. ALL ROADS, PARKWAYS, LANES, COURTS, WALKWAYS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, UTILITIES, CONSERVATION EASEMENTS AND NON-ACCESS EASEMENTS SHOWN ON THIS PLAT, SHALL REMAIN PRIVATELY OWNED IN FEE SIMPLE AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNER, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

UNOBSTRUCTED EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEMS SHOWN WITHIN THE PRIVATE ROADWAYS AND ON THE INDIVIDUAL PROPERTIES ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE CITY OF JACKSONVILLE TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS ON THIS PLAT DESIGNATED AS ROADWAYS, INCLUDING ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE.

THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT PROVIDERS OF UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF SUCH UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNERS OF THE LANDS DESCRIBED HEREIN OR TO THE OWNERS OF ADJACENT LANDS.

THOSE EASEMENTS DESIGNATED AS 'JEA-EE' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'JEA-E' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED HODGES BLVD. DEVELOPMENT GROUP, INC. HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 6TH DAY OF JANUARY A.D., 2004

HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: Jessica D. Carlson

WITNESS: Alecia M. Devereaux

JOHN R. CATHEY, VICE PRESIDENT
HODGES BLVD. DEVELOPMENT GROUP, INC.
(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF January A.D., 2004 BY JOHN R. CATHEY, VICE PRESIDENT, HODGES BLVD. DEVELOPMENT GROUP, INC. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Alecia M. Devereaux
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



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 DUVAL COUNTY, FLORIDA

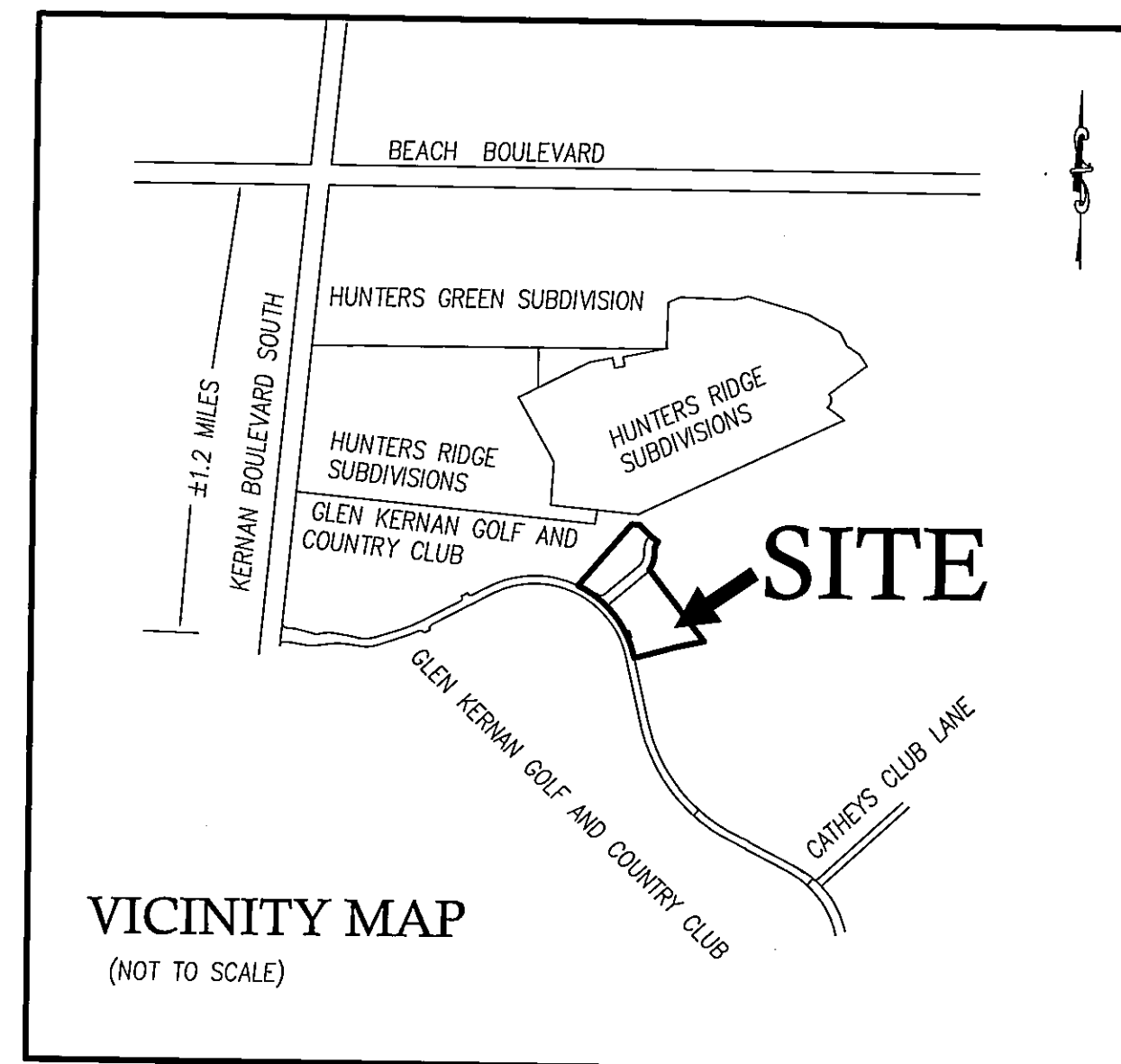
FLOOD PLAIN NOTICE

THE LANDS DESCRIBED IN THE CAPTION HEREON HAVE BEEN FOUND TO BE IN ZONE X (UNSHADED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 0237, SUFFIX E FOR JACKSONVILLE, DUVAL COUNTY, FLORIDA (DATED: 8-15-89)

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 22nd DAY OF Jan., 2004

Glenn E. McGreggor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252



VICINITY MAP

(NOT TO SCALE)

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE.

BY: Stall DATE: 1/28/2004
DIRECTOR OF PUBLIC WORKS

SURVEYOR'S CERTIFICATE:

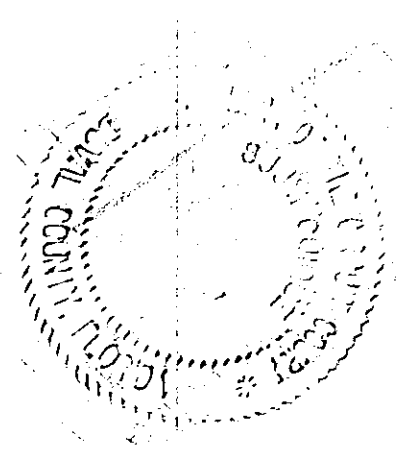
THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, F.S., CHAPTER 61G17-6.003 F.A.C. AND SECTION 654.110, ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA:

CERTIFIED THIS 6TH DAY OF January A.D., 2004

John M. James
JOHN M. JAMES
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.
PSD NO. 2002-044
CD NO. 1855.15
PUD ORD. 96-6-207

PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA 32211
(904) 745-7658

Approved 1/22/04
Date
John P. Rogers
City Engineer
for Director of Public Works
Approved 1/27/04
Date
[Signature]
for General Council



CLERK'S CERTIFICATE: 2004035231

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 56 PAGES 70-70A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 3 DAY OF February, A.D., 2004

Jim Fuller
CLERK: JIM FULLER

BY: Robin Bailey
DEPUTY CLERK

Glen Kernan Golf and Country Club Unit Ten

BEING A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA; TOGETHER WITH A REPLAT OF A PORTION OF GLEN KERNAN PARKWAY EAST AND A REPLAT OF LOT 12, OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT FIVE PER MAP THEREOF RECORDED IN PLAT BOOK 54, PAGES 2 THROUGH 2F OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 54 PAGE 10A

PAGE 2 OF 2 PAGES

LEGEND:

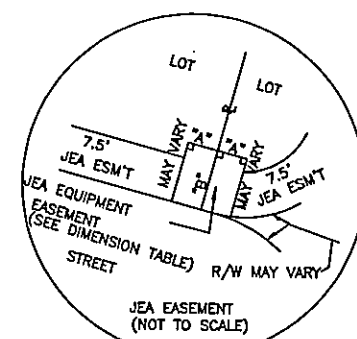
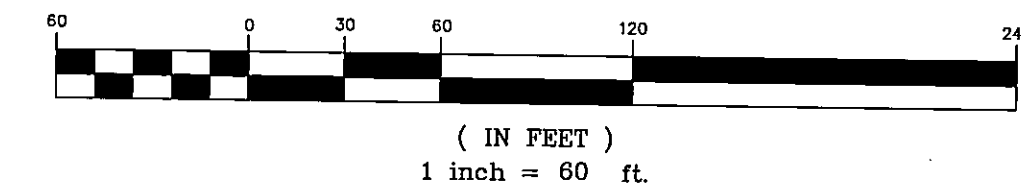
PC=POINT OF CURVATURE
PT=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
PCC=POINT OF COMPOUND CURVATURE
POC=POINT OF CUSP
R=RADIUS
CH=CHORD
L=LENGTH
SEC=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
UDE=UNOBSTRUCTED DRAINAGE EASEMENT

D=DELTA ANGLE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
ORB=OFFICIAL RECORDS BOOK
PG=PAGE
CL=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
PL=PROPERTY LINE

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON NATIONAL ADJUSTED 83/90 DATUM STATE PLANE COORDINATES AS ESTABLISHED BY JEA FOR THE CITY OF JACKSONVILLE
 - 2) □ DENOTES FOUND 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4622"
 - 3) ● DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4622"
 - 4) ● DENOTES PERMANENT CONTROL POINT STAMPED "PCP-LB 4622"
 - 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

GRAPHIC SCALE



DIMENSION TABLE	
"A" 5' TYPICAL 10'X10' JEA	"B" 10' TYPICAL EQUIPMENT EASEMENT
"A" 10' TYPICAL 10'X20' JEA	"B" 10' TYPICAL EQUIPMENT EASEMENT

JEA
LEGEND:

JEA NOTES:

CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

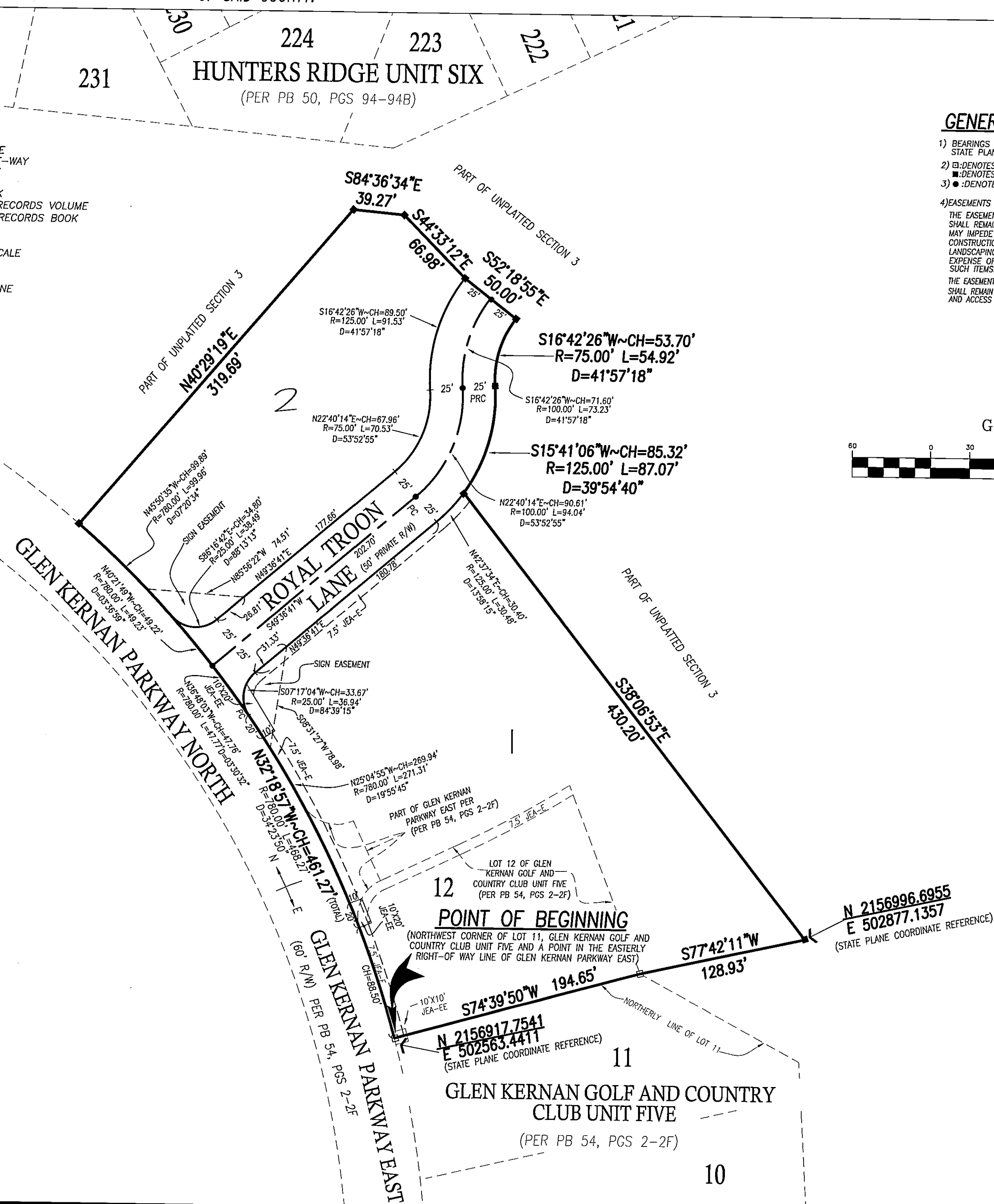
JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT

THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA

JEA-E. DENOTES JEA EASEMENT

THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY JEA.

THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.



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