

Glen Kernan Golf and Country Club Unit Sixteen

BEING A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 57 PAGE 27

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CAPTION:

A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT TEN, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 56, PAGES 70 THROUGH 70A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THE SAME BEING THE NORTHERLY RIGHT-OF-WAY OF GLEN KERNAN PARKWAY NORTH (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT-OF-WAY, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 780.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 61°03'59" WEST, 313.10 FEET; THENCE NORTH 17°21'19" EAST, 190.20 FEET TO THE SOUTHERLY LINE OF HUNTERS RIDGE UNIT FOUR, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 49, PAGES 92 THROUGH 92C IN SAID PUBLIC RECORDS; THENCE SOUTH 84°39'33" EAST, ALONG LAST SAID SOUTHERLY LINE AND ALONG THE SOUTHERLY LINE OF HUNTERS RIDGE UNIT SIX, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 50, PAGES 94 THROUGH 94B OF SAID PUBLIC RECORDS, 456.88 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 32°23'34" WEST, 56.08 FEET TO THE NORTHWESTERLY CORNER OF SAID GLEN KERNAN GOLF AND COUNTRY CLUB UNIT TEN; THENCE SOUTH 40°29'19" WEST, ALONG THE NORTHWESTERLY LINE OF LAST SAID PLAT, 319.69 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.26 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 SIXTEEN 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 AND TRACT "A" (LANDSCAPE AREA) 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 19th DAY OF July A.D., 2004

HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: Alecia M. Devereaux

WITNESS: Jessica C. Morgan

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 19th DAY OF July 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

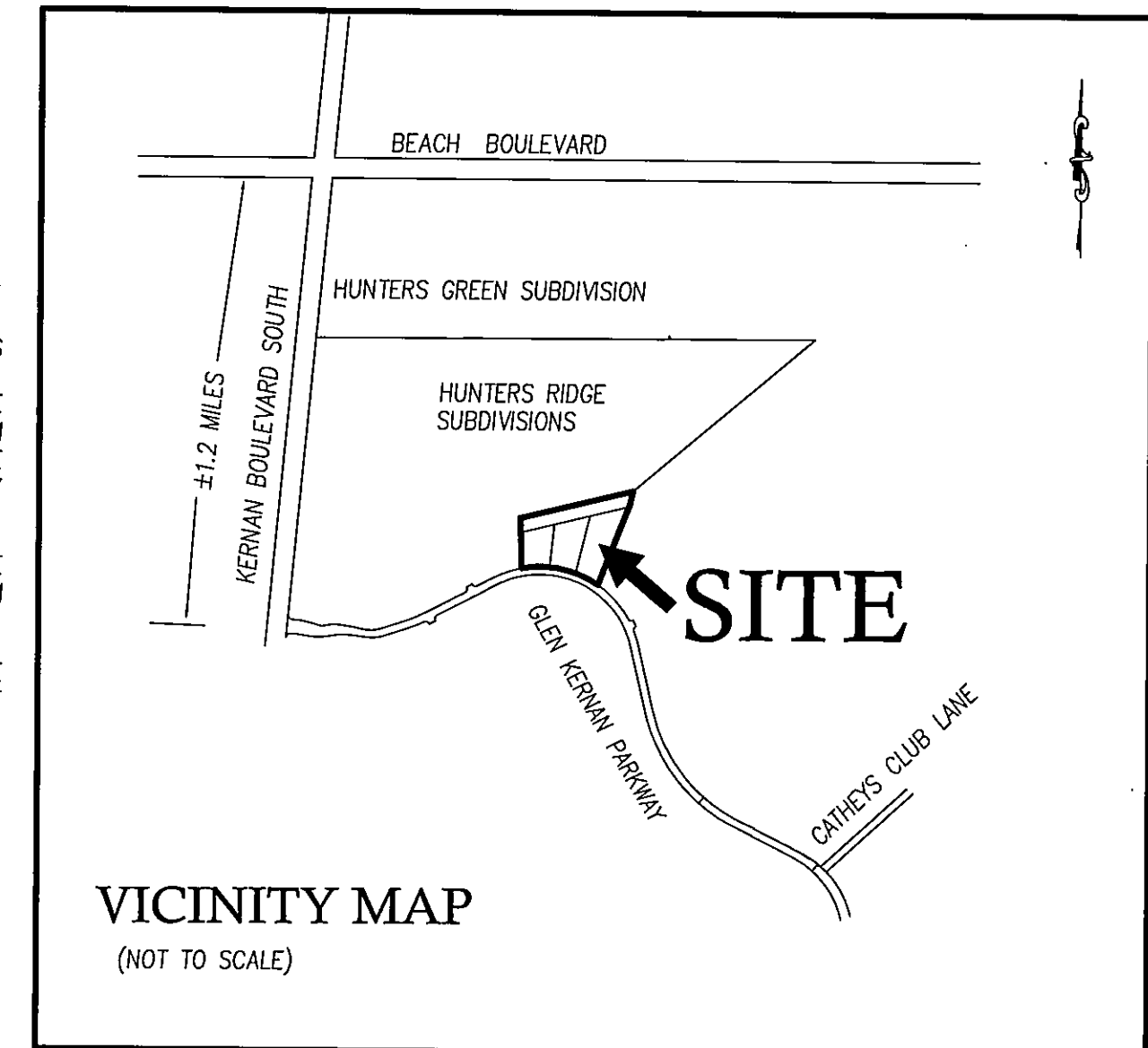
FLOOD PLAIN NOTICE

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 23rd DAY OF July, 2004

Glenn E. McGregor
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.

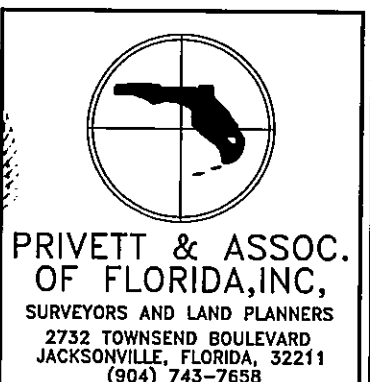
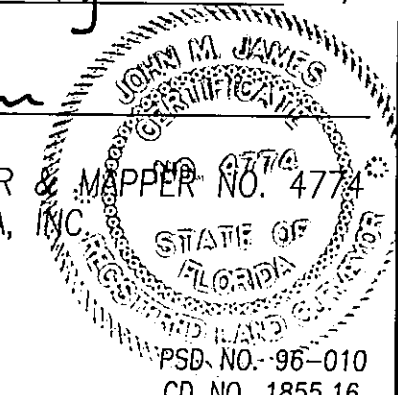
BY: John M. James DATE: 7/27/04
DIRECTOR OF PUBLIC WORKS

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 19th DAY OF July A.D., 2004

John M. James
JOHN M. JAMES
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 4774
PRIVETT & ASSOC. OF FLORIDA, INC.

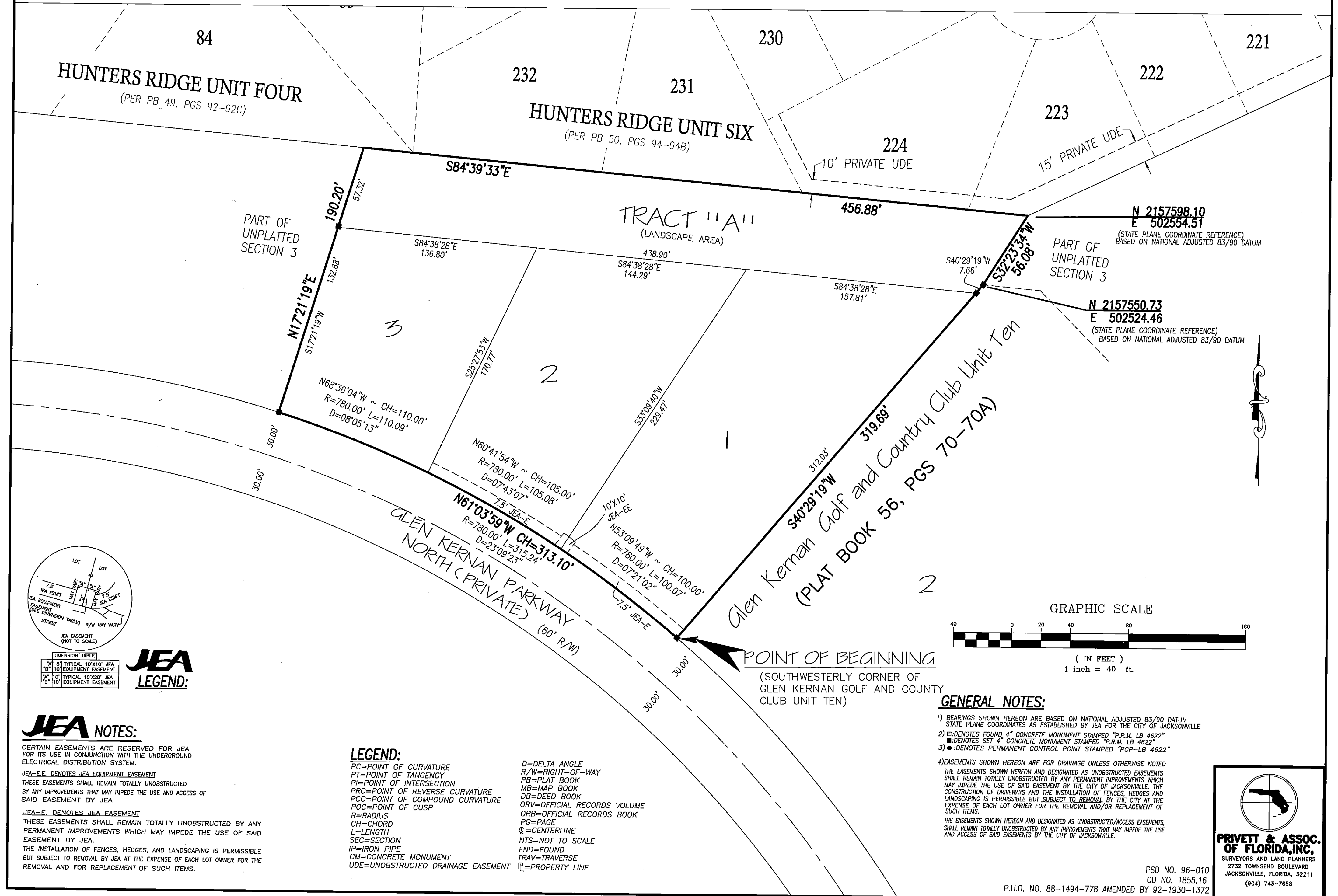


Glen Kernan Golf and Country Club Unit Sixteen

BEING A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

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