

Glen Kernan Golf and Country Club Unit Nineteen-A

BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 65 PAGE 1

PAGE 1 OF 2 PAGES

CAPTION:

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE MOST EASTERLY CORNER OF LOT 1, GLEN KERNAN GOLF AND COUNTRY CLUB UNIT SEVEN, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 55, PAGES 42 AND 42A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 63°26'28" EAST, ALONG A SOUTHWESTERLY LINE OF GLEN KERNAN PARKWAY EAST (A 60-FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED), 50.00 FEET TO A NORTHWESTERLY CORNER OF LOT 2, GLEN KERNAN GOLF AND COUNTRY CLUB UNIT SIX, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 55, PAGES 34 AND 34A IN SAID PUBLIC RECORDS; THENCE SOUTH 27°20'03" WEST, ALONG THE NORTHWESTERLY LINE OF AFORESAID LOT 2, 169.65 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID NORTHWESTERLY LOT LINE AND THE SOUTHWESTERLY PROLONGATION THEREOF, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°56'03" WEST, 759.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°27'56" WEST, 190.87 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AN HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 45°32'04" WEST, 35.36 FEET; THENCE NORTH 89°27'56" WEST, 50.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 44°27'56" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°27'56" WEST, 469.31 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 540.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 69°36'41" WEST, 385.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°03'03" WEST, 130.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 30°34'13" WEST, 36.06 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1,760.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 09°03'23" WEST, 111.94 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 64°03'36" EAST, 48.04 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 55°39'43" EAST, 84.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 590.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 69°36'41" EAST, 421.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°27'56" EAST, 760.18 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, TO AND ALONG THE SOUTHEASTERLY LINE OF AFORESAID LOT 1, GLEN KERNAN GOLF AND COUNTRY CLUB UNIT SEVEN, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 675.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 58°56'03" EAST, 707.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°20'03" EAST, CONTINUING ALONG LAST SAID SOUTHEASTERLY LOT LINE, 168.97 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.63 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 NINETEEN-A 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. THE DRIVE 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 LANDS ADJACENT TO 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 THE PRIVATE DRIVE 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.

AN UNOBSTRUCTED EASEMENT FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEM WITHIN THE PRIVATE DRIVE SHOWN ON THIS PLAT IS 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 A DRIVE.

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.

IN WITNESS WHEREOF THE ABOVE NAMED HODGES BLVD. DEVELOPMENT GROUP, INC. HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 18TH DAY OF AUGUST, 2008.

HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: Donna Tucker

WITNESS: Elizabeth A. Green

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 18 DAY OF AUGUST, 2008 BY JOHN R. CATHEY, VICE PRESIDENT, HODGES BLVD. DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Elizabeth A. Green
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

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

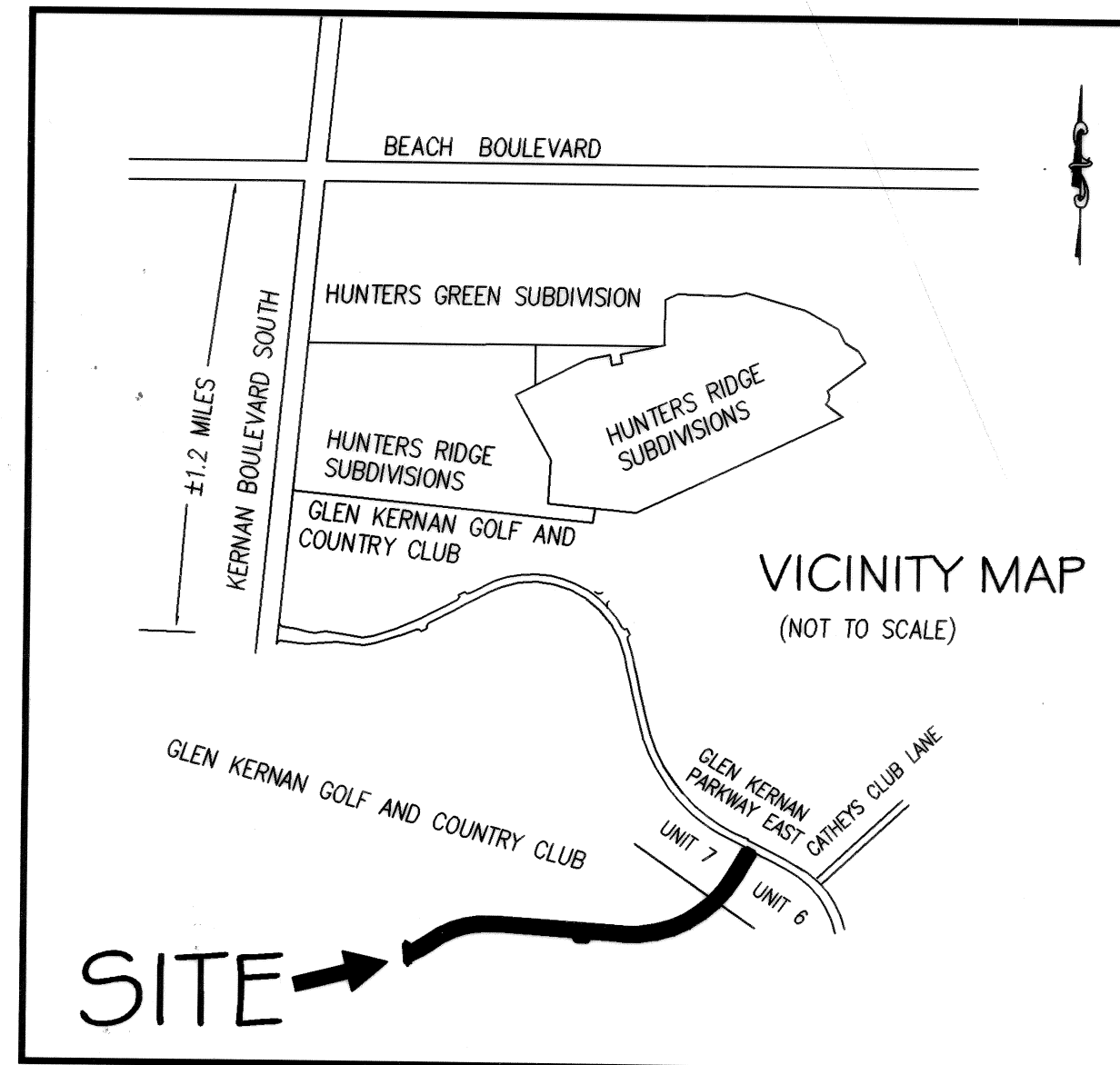
THE LANDS DESCRIBED IN THE CAPTION HEREON HAVE BEEN FOUND TO BE IN ZONE X (UNSHADED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 0237, SUFFIX E FOR JACKSONVILLE, DUVAL COUNTY, FLORIDA (DATED: 8-15-89).

THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS TO THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY FLOODPLAIN MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, CITY OF JACKSONVILLE.

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 17 DAY OF SEPTEMBER, 2008.

W. Monroe Hazen
W. MONROE HAZEN
PROFESSIONAL LAND SURVEYOR NO. 3398



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: Joe V. Duncan DATE: 9/13/08
JOEY V. DUNCAN, 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 18TH DAY OF AUGUST, 2008

Park D. Privett, Jr.
PARK D. PRIVETT, JR.
REGISTERED SURVEYOR NO. 2841, FLORIDA
PRIVETT & ASSOC. OF FLORIDA, INC.

PRIVETT & ASSOC.
OF FLORIDA, INC.
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 745-7658
LB 4622

PSD NO. 2002-044
CD NO. 1855.20
PUD ORD. 96-6-207

Approved: 9/18/08 Date
Joe V. Duncan
City Engineer
for Director of Public Works
Approved: 9-15-08 Date
Joe V. Duncan
for General Counsel

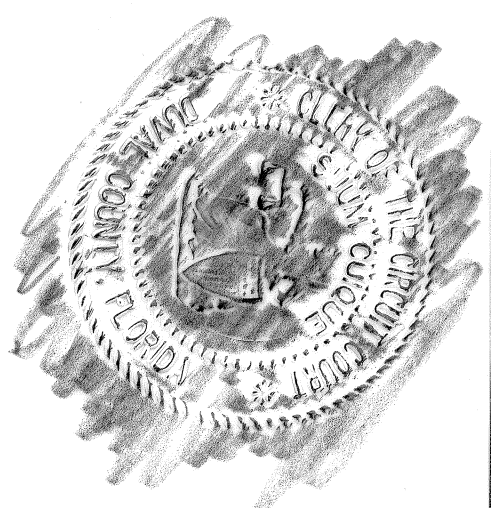
CLERK'S CERTIFICATE: 2008240206

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 65 PAGES 1 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19 DAY OF September, 2008

Jim Fuller
CLERK: JIM FULLER

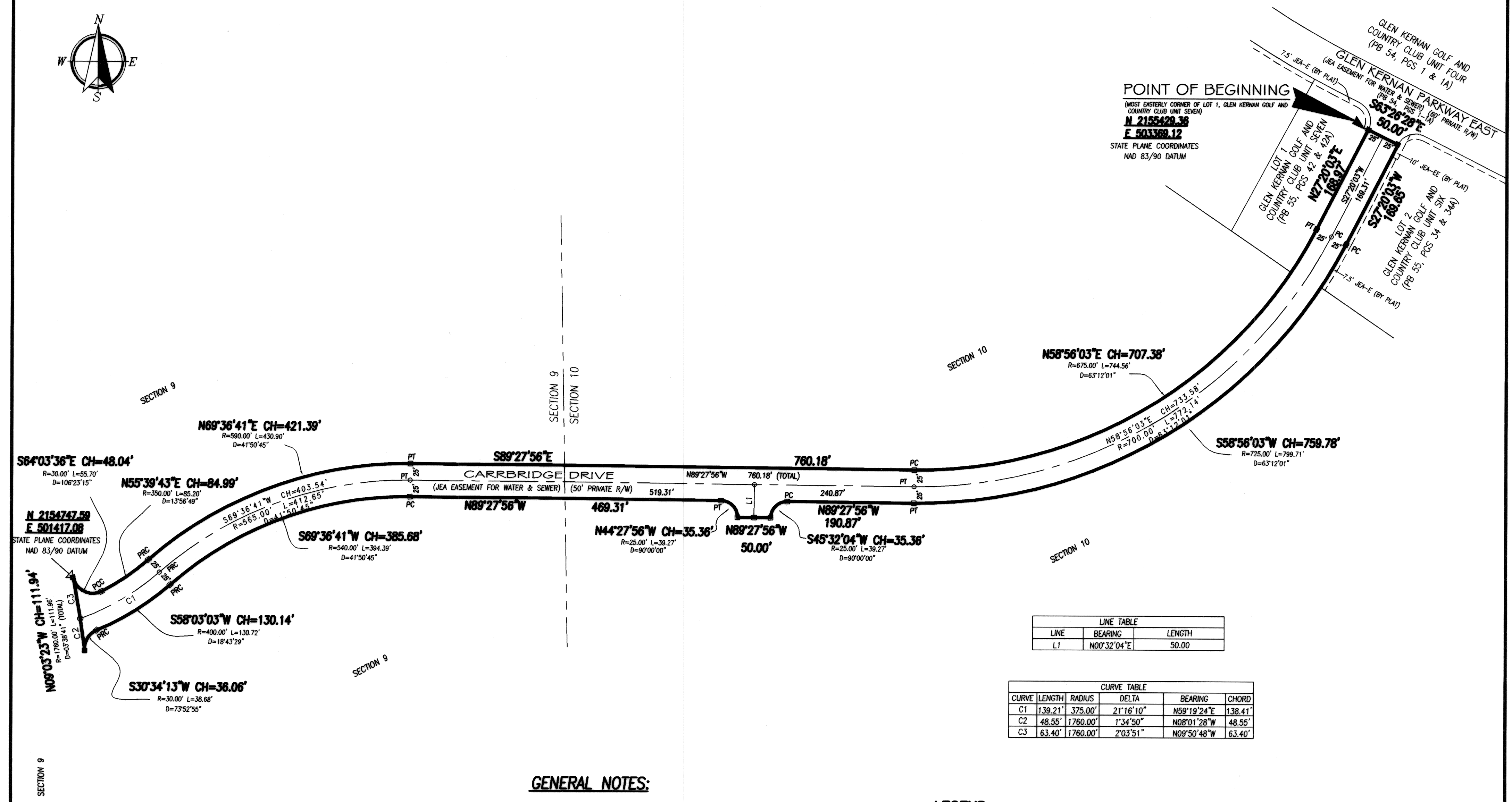
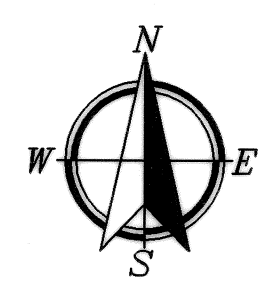
BY: Juan Marshall
DEPUTY CLERK



Glen Kernan Golf and Country Club Unit Nineteen-A

BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 65 PAGE 2
PAGE 2 OF 2 PAGES



SECTION 9

SECTION 9
SECTION 10

SECTION 10

SECTION 10

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°32'04"E	50.00

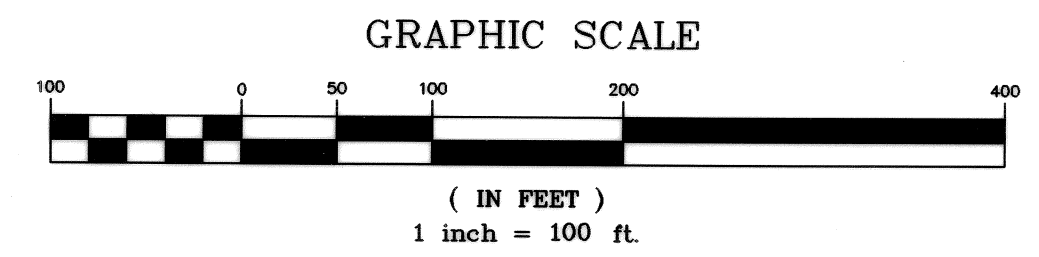
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	139.21'	375.00'	21°16'10"	N59°19'24"E
C2	48.55'	1760.00'	1°34'50"	N08°01'28"W
C3	63.40'	1760.00'	2°03'51"	N09°50'48"W

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) 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 BENEFICIARY. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE BENEFICIARY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 3) ALL PUBLIC UTILITY EASEMENTS MUST 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 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

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
□ :DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4622"
■ :DENOTES FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 4622"
○ :DENOTES SET PERMANENT CONTROL POINT STAMPED "PCP-LB 4622"
● :DENOTES FOUND PERMANENT CONTROL POINT STAMPED "PCP-LB 4622"
- 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
PC=PAGE
CL=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
P=PROPERTY LINE



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