

Glen Kernan Golf and Country Club Unit 26 Hunterston Lane

BEING A PORTION OF SECTION 9, TOWNSHIP-3-SOUTH, RANGE-28-EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 70, PAGE 187
PAGE 1 OF 2 PAGES
SEE SHEET #2 FOR GENERAL NOTES AND LEGEND.

CAPTION

A PORTION OF SECTION 9, TOWNSHIP-3-SOUTH, RANGE-28-EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT TWENTY FOUR, AS SHOWN ON MAP RECORDED IN PLAT BOOK 65, PAGES 3, 4, 5, AND 6 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, ACCORDING TO SAID PLAT, SAID POINT OF BEGINNING HAS A COORDINATE OF NORTH 2,154,568.45 AND EAST 501,441.44, UNITED STATES SURVEY FEET AND REFERENCES THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90).

THENCE FROM SAID POINT OF BEGINNING, RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1760.00 FEET, THROUGH A CENTRAL ANGLE OF 5°46'04" AN ARC DISTANCE OF 177.17 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°07'11" EAST, 177.10 FEET; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 15°05'31" AN ARC DISTANCE OF 125.12 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°46'55" EAST, 124.76 FEET; THENCE SOUTH 14°19'40" EAST, 309.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 20°58'56" AN ARC DISTANCE OF 173.95 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°49'08" EAST, 172.98 FEET; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 525.00 FEET, THROUGH A CENTRAL ANGLE OF 0°43'24" AN ARC DISTANCE OF 171.55 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°56'54" EAST, 170.80 FEET; THENCE SOUTH 16°35'12" EAST, 261.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.00 FEET, THROUGH A CENTRAL ANGLE OF 24°49'51" AN ARC DISTANCE OF 227.53 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°10'17" EAST, 225.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 22°34'19" AN ARC DISTANCE OF 206.83 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°02'31" WEST, 205.49 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 24°49'51" AN ARC DISTANCE OF 205.86 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°10'17" WEST, 204.25 FEET; THENCE NORTH 16°35'12" WEST, 261.13 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 18°43'24" AN ARC DISTANCE OF 155.22 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°56'54" WEST, 154.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 525.00 FEET, THROUGH A CENTRAL ANGLE OF 20°58'56" AN ARC DISTANCE OF 192.26 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°49'08" WEST, 191.19 FEET; THENCE NORTH 14°19'40" WEST, 309.49 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 525.00 FEET, THROUGH A CENTRAL ANGLE OF 15°05'31" AN ARC DISTANCE OF 138.29 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°46'55" WEST, 137.69 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1710.00 FEET, THROUGH A CENTRAL ANGLE OF 5°46'04" AN ARC DISTANCE OF 172.14 FEET TO THE END OF SAID CURVE, AND THE SOUTHWEST CORNER OF SAID GLEN KERNAN GOLF AND COUNTRY CLUB UNIT 24, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°07'11" WEST, 172.07 FEET; THENCE ON A NON-TANGENT LINE, SAID NON-TANGENT LINE BEING THE SOUTHERLY LINE OF JUST MENTIONED GLEN KERNAN GOLF AND COUNTRY CLUB UNIT 24, NORTH 85°00'45" EAST, RADIAL TO LAST DESCRIBED CURVE, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.92 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA CHAPTER 177, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CURRENT REGULATIONS OF THE CITY OF JACKSONVILLE.

SIGNED THE 15 DAY OF FEB. A.D., 2018.

PABLO FERRARIL
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5601
GEOMATICS CORP.

P.S.D. NO. : N/A

CITY DEVELOPMENT NO. :1855.029 ROADWAY ONLY PLAT

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 LAND DESCRIBED IN THE CAPTION HEREON KNOWN AS GLEN KERNAN GOLF AND COUNTRY CLUB UNIT 26 HUNTERSTON LANE 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 LANE 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 LAND 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 LANE 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 EASEMENT FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEM WITHIN THE PRIVATE LANE SHOWN 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 A LANE.

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 19th DAY OF FEBRUARY 2018.

HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: Jessica Morgan

PRINT NAME: Jessica Morgan

WITNESS: Dennis Jenkins

PRINT NAME: Dennis Jenkins

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

SEAL

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 HERON DO NOT LIE IN A FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 0413, SUFFIX H FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA (EFFECTIVE DATE JUNE 3, 2013).

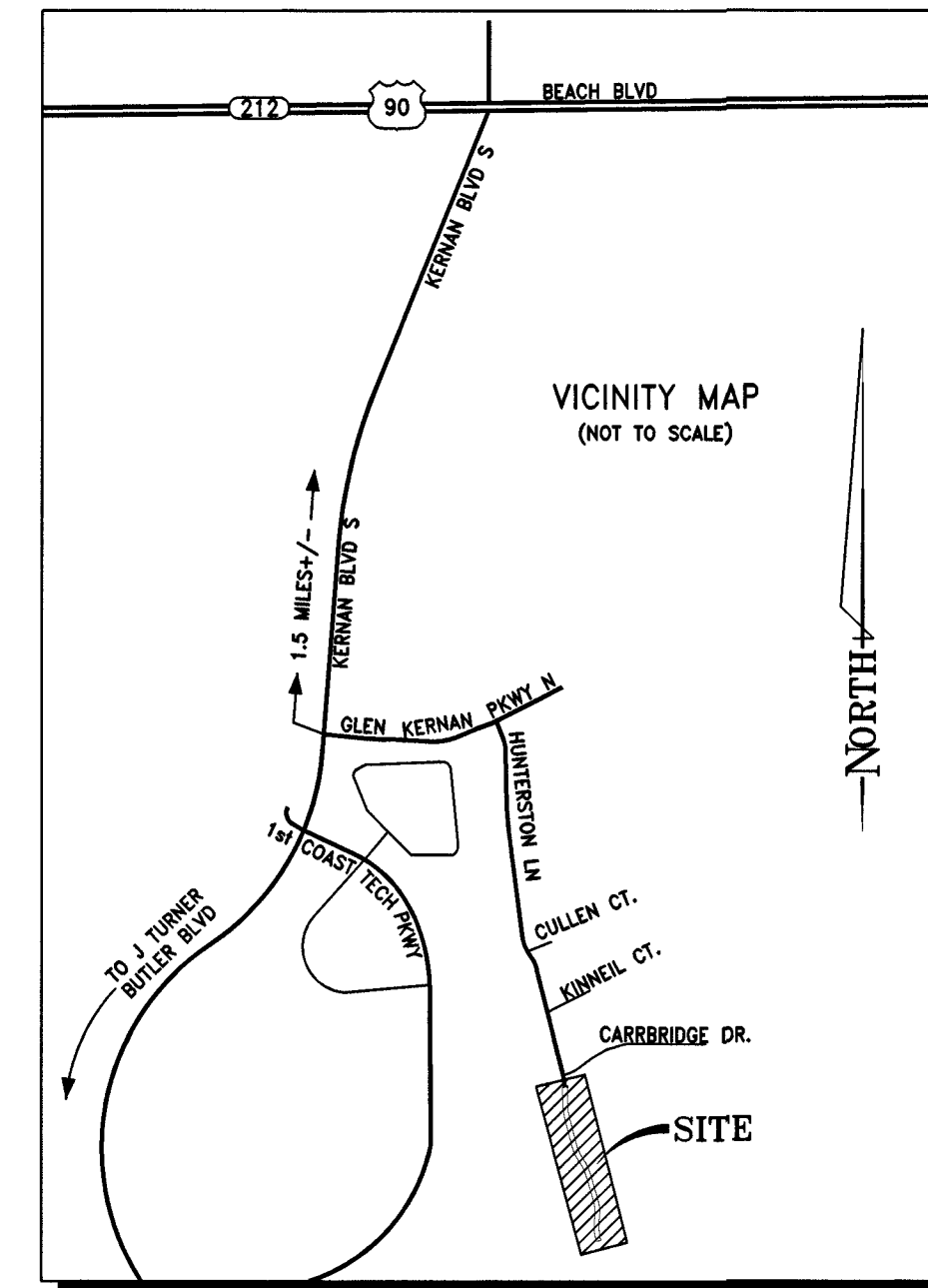
THE FIRM INFORMATION AND DELINEATIONS ON THIS PLAT ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE EFFECTIVE RECORDING DATE OF THIS PLAT. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRES FOR THIS SHOULD BE MADE TO THE COMMUNITY FLOODPLAIN MANAGEMENT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

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February A.D., 2018 BY JOHN R. CATHEY, AS VICE PRESIDENT, HODGES BLVD. DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Jessica Morgan
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

3/25/2018
MY COMMISSION EXPIRES:



CLERK'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND ACCEPTED BY THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 70, PAGES 187-188 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED 15 DAY OF March 2018 BY R. D. Gentry DEPUTY CLERK

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 177, OF THE ORDINANCE CODE.

BY John Pappas
JOHN PAPPAS, P.E.
DIRECTOR OF PUBLIC WORKS

3-5-18
DATE

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 5th DAY OF MARCH, 2018.

W. Monroe Hazen
W. MONROE HAZEN, P.L.S.
PROFESSIONAL LAND SURVEYOR NUMBER 3398

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-9242 FAX (904) 824-9725
LICENSED BUSINESS
FLORIDA 19979 GEORGIA 8096
NORTH CAROLINA 8007 ALABAMA 9794
NORTH CAROLINA 004 87702



