

Approved 8-9-2025
Date
[Signature]
City Engineer
for Director of Public Works
Approved 07/30/2025
Date
[Signature]
for General Counsel

GLEN KERNAN ESTATE LOTS PHASE 1

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 85 PAGE 12

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 8517, page 645, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Easterly terminus of Carrbridge Drive, a 50 foot private right of way as depicted on Glen Kernan Golf and Country Club Unit Nineteen-A, recorded in Plat Book 65, page 1, of said current Public Records; thence North 63°26'39" West, along said Easterly terminus, 25.00 feet to a point lying on the centerline of said Carrbridge Drive; thence Southwesterly along said centerline the following 3 courses: Course 1, thence South 27°19'52" West, departing said Easterly terminus, 169.31 feet to the point of curvature of a curve concave Northwesterly having a radius of 700.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 63°12'01", an arc length of 772.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 58°55'53" West, 733.58 feet; Course 3, thence North 89°28'07" West, 39.75 feet; thence South 00°31'53" West, departing said centerline, 25.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 00°33'42" West, 365.87 feet; thence South 18°00'54" East, 336.75 feet; thence South 39°17'35" East, 749.99 feet; thence North 84°13'46" East, 90.16 feet; thence South 20°05'34" East, 30.50 feet; thence South 15°53'45" East, 93.75 feet; thence South 27°30'40" East, 77.16 feet; thence South 11°50'28" East, 88.65 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; thence Southerly along the arc of said curve, through a central angle of 66°56'50", an arc length of 233.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°37'57" West, 220.62 feet; thence South 55°06'22" West, 55.33 feet to the point of curvature of a curve concave Easterly having a radius of 76.00 feet; thence Southerly along the arc of said curve, through a central angle of 118°22'55", an arc length of 157.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°05'05" East, 130.55 feet; thence South 63°16'33" East, 43.85 feet to a point on a non-tangent curve concave Westerly having a radius of 800.00 feet; thence Southerly along the arc of said curve, through a central angle of 17°23'54", an arc length of 242.93 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 10°11'44" East, 241.99 feet; thence South 14°50'31" West, along a non-tangent line, 52.66 feet; thence South 28°30'32" West, 60.34 feet; thence South 85°53'42" West, 484.04 feet; thence South 86°36'50" West, 166.32 feet; thence North 03°23'10" West, 959.45 feet; thence North 32°07'09" West, 713.31 feet; thence North 00°33'13" East, 746.56 feet to a point lying on the Southerly right of way line of said Carrbridge Drive; thence Easterly along said Southerly right of way line the following 5 courses: Course 1, thence South 89°28'07" East, 148.93 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 44°28'07" East, 35.36 feet; Course 3, thence South 89°28'07" East, along a non-tangent line, 50.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 25.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°31'53" East, 35.36 feet; Course 5, thence South 89°28'07" East, 151.12 feet to the Point of Beginning.

Containing 31.04 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance imposed by mortgage lien by South Jax Lending, LLC and evident by that certain Mortgage and Security Agreement recorded in Official Records Book 21359, Page 1096, of the Public Records of Duval County, Florida ("Mortgage"), encumbering the lands described in the Adoption and Dedication section herein and agrees that the Mortgage/Lien/Encumbrance shall be subordinate to said dedications for all real and personal property dedicated herein to either the City of Jacksonville or JEA.

South Jax Lending, LLC
a Florida limited liability company
By: Parc Apt, LLC
a Florida limited liability company, as its Manager

By: [Signature]

Print Name: Richard T. Ray

Its: Manager

Signed in the Presence of:

Signature: [Signature]

Print Name: John M. White

Signature: [Signature]

Print Name: Aaron J. Tarver

STATE OF Florida, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2025, by Richard T. Ray, the Manager of South Jax Lending, LLC, a Florida limited liability company, by Parc Apt, LLC, a Florida limited liability company, its Manager, who ☒ is personally known to me or who ☐ has produced [Signature] as identification.

Tina E. Miller
Notary Public, State of Florida at Large
Tina E. Miller
Printed Name
Commission Number HH659494

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described in the caption; that the survey was prepared under my direction and supervision; that this plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, Platting; and that permanent reference monuments have been placed and permanent control points and lot corners shall be monumented in accordance with Chapter 177, Florida Statutes, Chapter 5J-17, F.A.C. and Section 654.127, Ordinance Code of the City of Jacksonville, Florida.

Signed and sealed this 2nd day of JULY, 2025.

Joseph K. Lek
Joseph K. Lek
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6016
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904)642-8550
Certificate of Authorization No. L.B. 3624

APPROVED FOR 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 654, Ordinance Code.

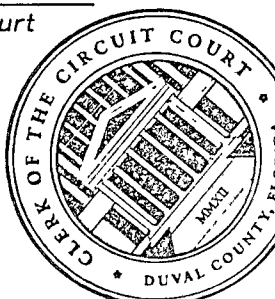
[Signature]
Nina Sickler P.E.
Director of Public Works

August 7, 2025
Date

CLERK'S CERTIFICATE

This is to certify that this plat has been approved by the City of Jacksonville, Florida, and submitted to me for recording, and is recorded in Plat Book 85, pages 12-18 of the Public Records of Duval County, Florida, this 8th day of August, 2025.

[Signature]
Jody Phillips, Clerk of the Circuit Court

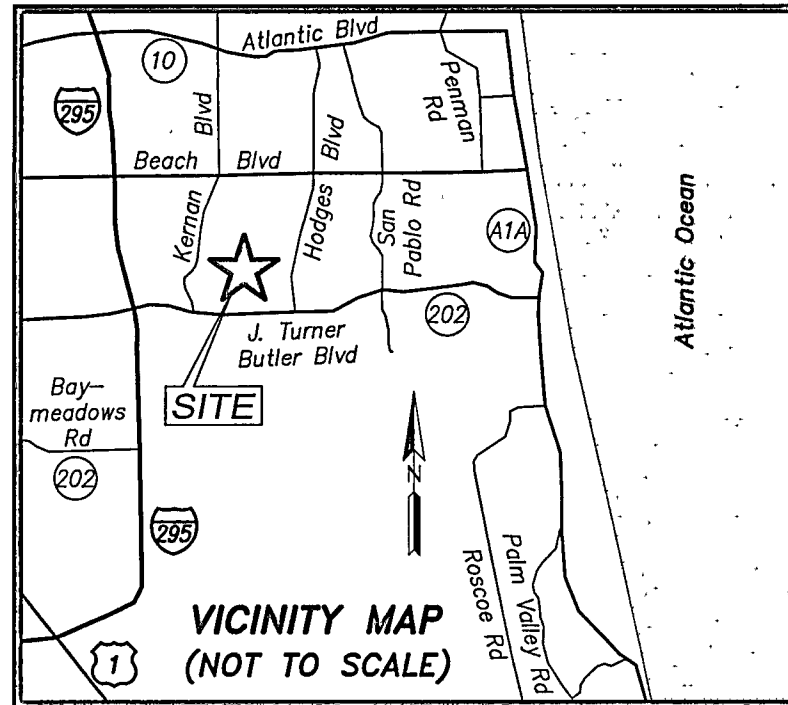


[Signature]
Deputy Clerk

PLAT CONFORMITY REVIEW

This plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 4th day of August, 2025.

[Signature]
Danny S. Wheeler
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6902



ADOPTION AND DEDICATION

This is to certify that GK 36, LLC, a Florida limited liability company ("Owner"), is the fee simple owner of the lands described in the caption hereon known as GLEN KERNAN ESTATE LOTS PHASE 1, 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 said lands.

Tracts "A" and "B" (Open Space), Mail Kiosk Easements, All rights of way, walkways, sidewalks, and unobstructed drainage easements and drainage easements as shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns.

Owner does hereby reserve unto itself and its successors and assigns, a non-exclusive easement for landscaping and construction of signs over all non-exclusive easements over all the lands designated as unobstructed drainage easements and drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the Owner, its successors and assigns. Provide however, the owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, community development district, or such entity as will assume all obligation of maintenance and operation thereof under the plat.

Owner, its successors and assigns, hereby grant to the present and the future owners of the lots shown on this plat and their guests, invitees, domestic help, delivery, pick-up, fire protection services, police and other authorities of the law, United States postal carriers, representatives of the utilities authorized by Owner, its successors and assigns, to serve the land shown hereon, holders of mortgage liens of such lands and such other persons as may be designated, the nonexclusive and perpetual right of ingress and egress over and across said private rights of way.

Owner, its successors and assigns hereby reserves and shall have the sole and absolute right at any time with the consent of the City of Jacksonville, Florida to dedicate to the public all or part of the lands on this plat designated as private rights of way including all unobstructed easements for drainage.

The Owner, hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all road rights of way designated hereon, for its non-exclusive use in conjunction with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said road rights of way designated hereon.

The "2.5' Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E. easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E. easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

Those easements designated as "JEA-E.E." 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 (a) in conjunction with its underground electrical system, and (b) for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as "2.5' Meter Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with providing access and maintenance for meters associated with water/sewer utilities.

In witness whereof, the undersigned Owners have executed this plat on the 1st day of July, 2025.

[Signature]
Witness
John M. White
Printed Name
[Signature]
Witness
Aaron J. Tarver
Printed Name

OWNER: GK 36, LLC
a Florida limited liability company

By: [Signature]
Christopher L. Pilinko
Manager

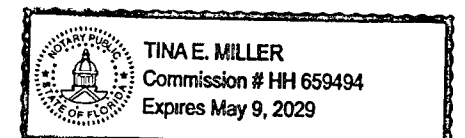
STATE OF Florida, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2025, by Christopher L. Pilinko, the Manager of GK 36, LLC, a Florida limited liability company, who ☒ is personally known to me or who ☐ has produced [Signature] as identification.

Tina E. Miller
Notary Public, State of Florida at Large
Tina E. Miller
Printed Name

My Commission expires May 9, 2029

Commission Number HH659494



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

GLEN KERNAN ESTATE LOTS PHASE 1

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8517, PAGE 645, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 85 PAGE 13

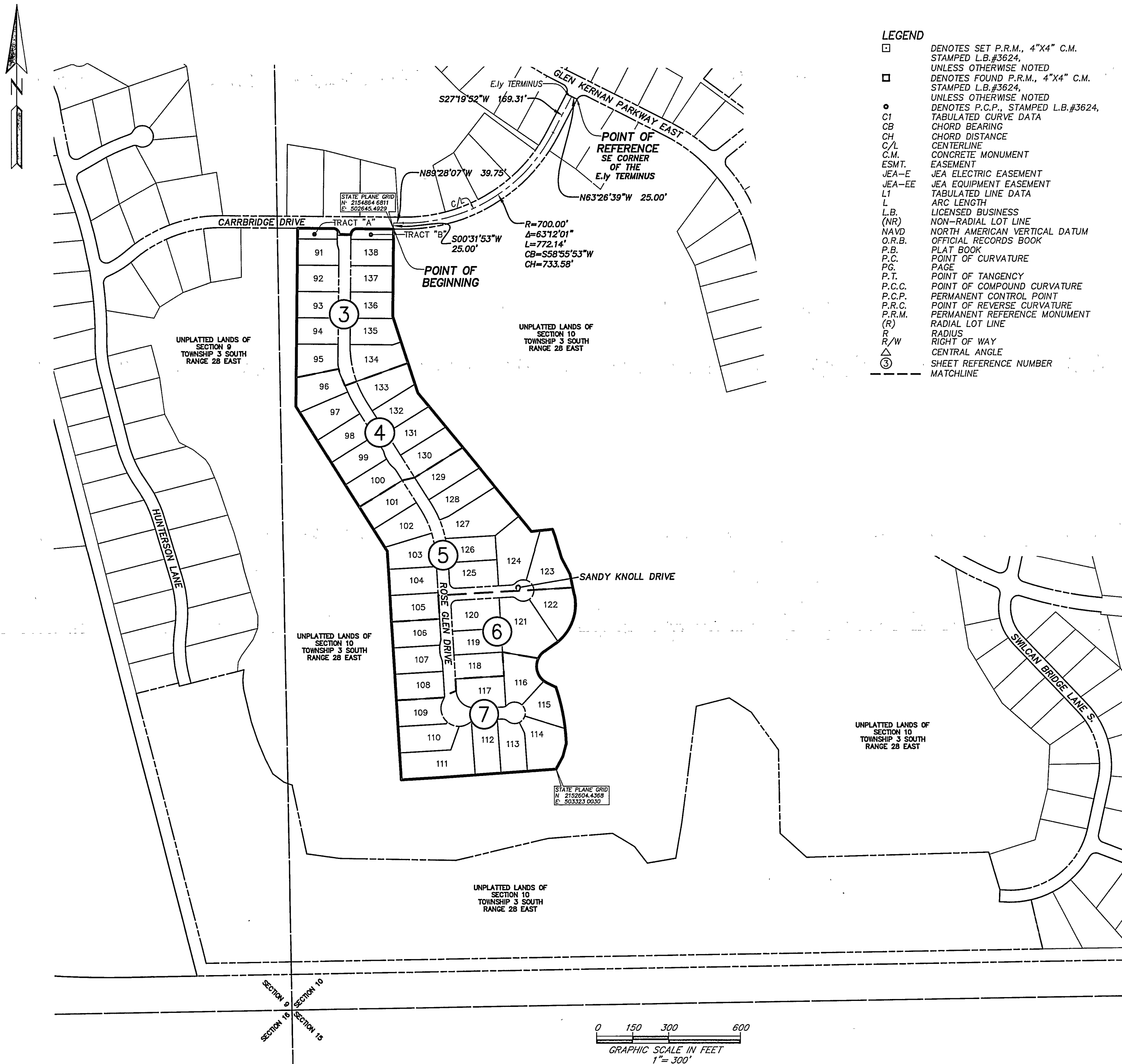
SHEET 2 OF 7 SHEETS

NOTES:

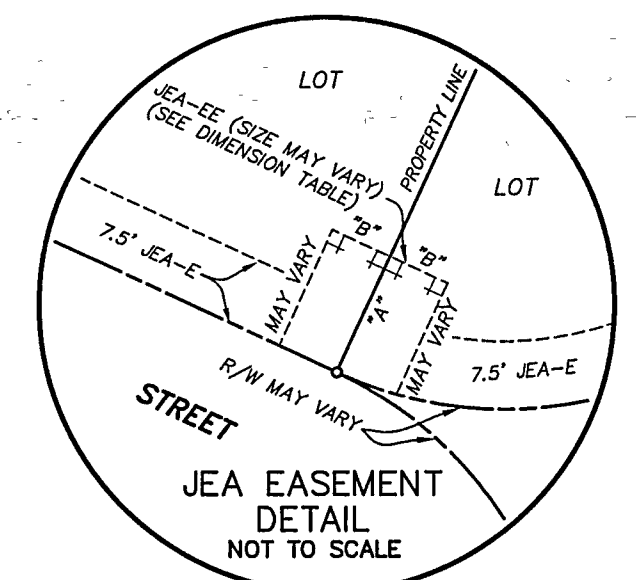
- 1) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
- 2) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Centerline of Carrbridge Drive as being South 89°28'07" West.
- 3) Coordinates based on GPS observation of the following National Geodetic Survey Control:
Station "KREG" (Jacksonville 2) coordinates:
N 2182506.373 E 493662.930
Coordinate Datum: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
- 4) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
- 5) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall 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. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- 6) 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. The construction of driveways and the installation of fences, hedges and landscaping are permissible but SUBJECT TO REMOVAL by the City at the expense of each lot owner for the removal and/or replacement of such items.
- 7) This plat is not the source of Federal Emergency Management Agency ("FEMA") information. Inquiries relating to FEMA information, Flood Insurance Rate Maps ("FIRM"), or other floodplain management documents should be made to the City of Jacksonville's Development Services Division.
- 8) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, for the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
- 9) The plat depicted hereon is subject to an easement recorded in O.R.B. 19456, Pg. 1874 of the current Public Records of Duval County, Florida, (blanket in nature)

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- DENOTES P.C.P., STAMPED L.B.#3624, TABULATED CURVE DATA
- C1 CHORD BEARING
- CH CHORD DISTANCE
- C/L CENTERLINE
- C.M. CONCRETE MONUMENT
- ESMT. EASEMENT
- JEA-E JEA ELECTRIC EASEMENT
- JEA-EE JEA EQUIPMENT EASEMENT
- L1 TABULATED LINE DATA
- L ARC LENGTH
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- (NR) NON-RADIAL LOT LINE
- NAVD NORTH AMERICAN VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.G. PAGE
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- (R) RADIAL LOT LINE
- R RADIUS
- R/W RIGHT OF WAY
- △ CENTRAL ANGLE
- ③ SHEET REFERENCE NUMBER
- MATCHLINE



OPEN SPACE TRACTS TABLE		
NAME	SQUARE FOOT	ACREAGE
TRACT "A"	7600.89 sq. ft.	0.17 ACRE±
TRACT "B"	7703.87 sq. ft.	0.18 ACRE±



JEA DIMENSION TABLE	
A" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
B" 5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT

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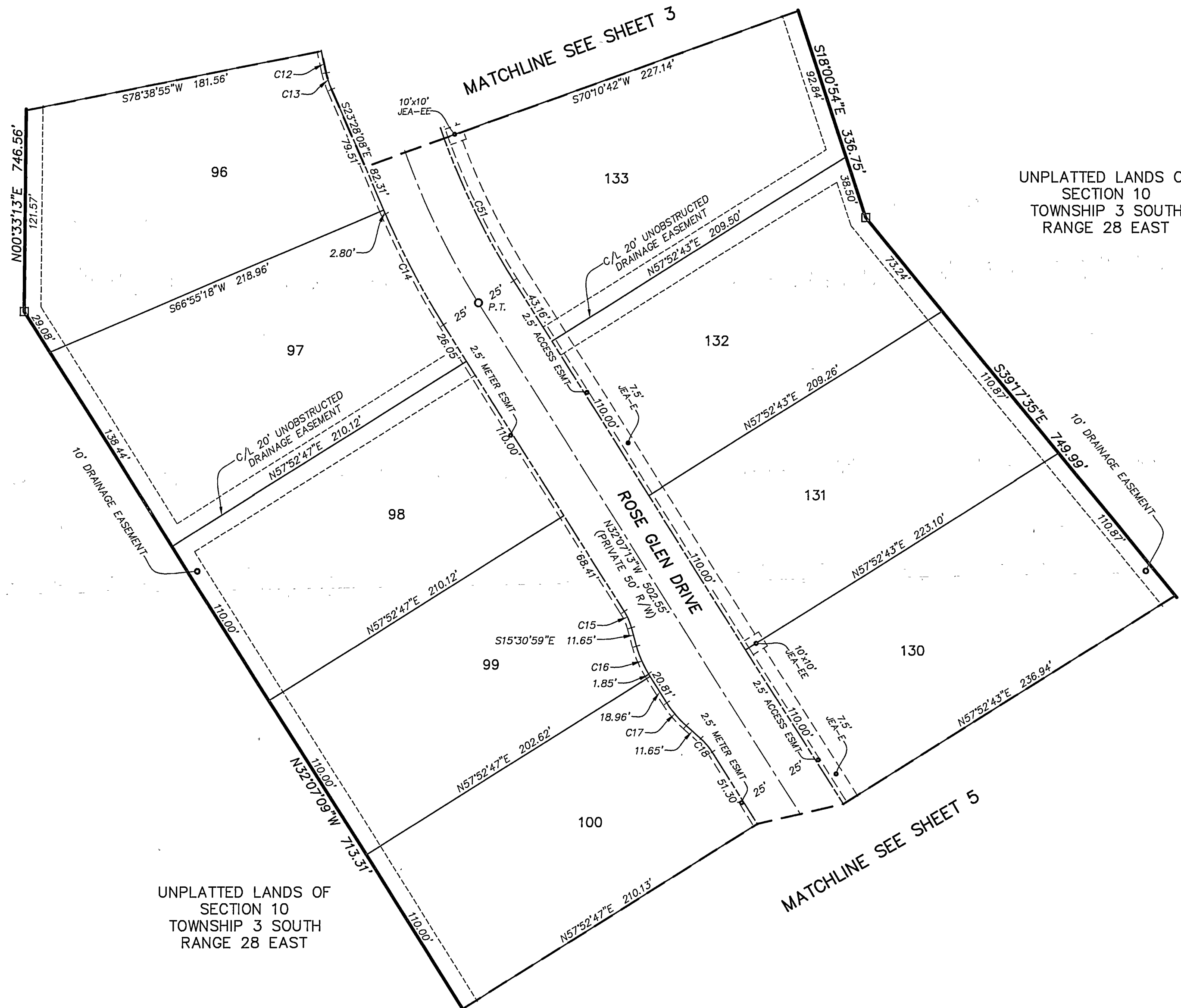
PLAT BOOK 85 PAGE 15

SHEET 4 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	506.50'	1°31'18"	13.45'	S12°10'28"E	13.45'
C13	63.00'	9°34'55"	10.54'	S17°43'34"E	10.52'
C14	500.00'	8°58'22"	78.30'	S27°38'03"E	78.22'
C15	37.00'	16°36'14"	10.72'	N23°49'06"W	10.68'
C16	63.00'	16°36'14"	18.26'	S23°49'06"E	18.19'
C17	63.00'	16°36'14"	18.26'	S40°25'20"E	18.19'
C18	37.00'	16°36'14"	10.72'	N40°25'20"W	10.68'
C51	450.00'	12°13'21"	96.00'	S26°00'33"E	95.81'

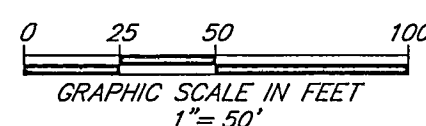


UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

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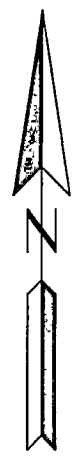
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PLAT BOOK 85 PAGE 16

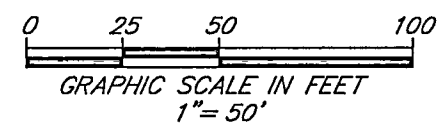
SHEET 5 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	425.00'	28°44'03"	213.14'	N17°45'12"W	210.91'
C19	400.00'	15°19'51"	107.03'	N24°27'18"W	106.71'
C20	400.00'	13°24'13"	93.57'	N10°05'16"W	93.36'
C44	45.00'	70°30'56"	55.38'	N38°32'56"W	51.95'
C45	45.00'	63°20'51"	49.75'	S74°31'11"W	47.26'
C46	25.00'	43°46'05"	19.10'	N64°43'48"E	18.64'
C47	25.00'	90°00'00"	39.27'	S48°23'10"E	35.36'
C48	450.00'	8°32'15"	67.05'	N07°39'18"W	66.99'
C49	450.00'	10°26'01"	81.95'	N17°08'26"W	81.83'
C50	450.00'	9°45'47"	76.68'	N27°14'20"W	76.59'

- LEGEND
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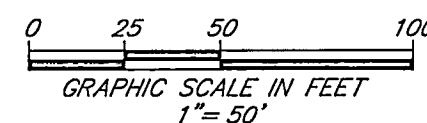
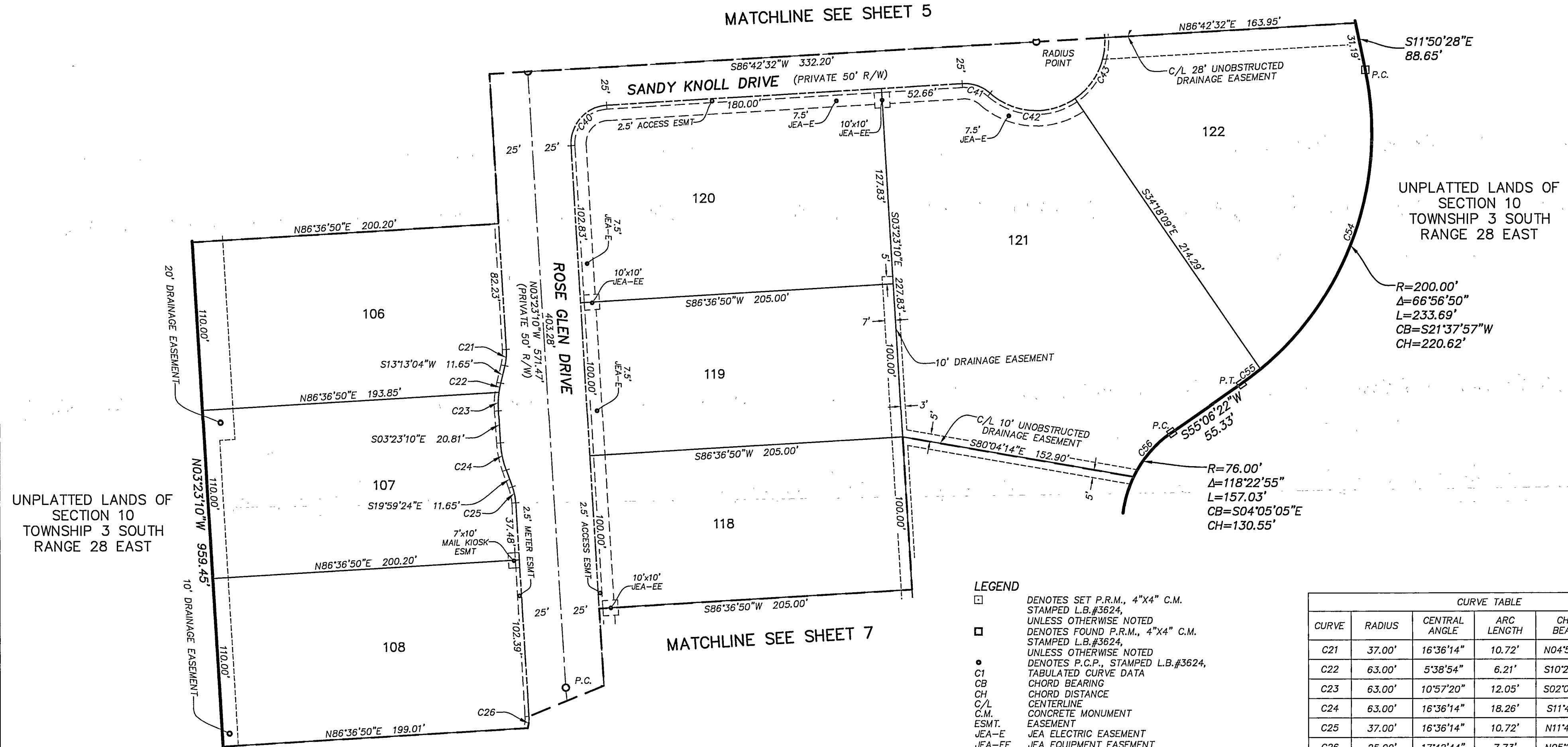
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PLAT BOOK 85 PAGE 17

SHEET 6 OF 7 SHEETS

SEE SHEET 2 FOR NOTES



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