

Approved 5-11-2026
Date
[Signature]
City Engineer
for Director of Public Works
Approved MAY 1ST 2026
Date
[Signature]
for General Counsel

GLEN KERNAN ESTATE LOTS PHASE 2

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF GLEN KERNAN-PARCEL 6 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20917, PAGE 89, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 87 PAGE 38

SHEET 1 OF 5 SHEETS

SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION

A portion of Section 10, Township 3 South, Range 28 East, Duval County, Florida, being a portion of Glen Kernan-Parcel 6, as described and recorded in Official Records Book 20917, page 89, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Glen Kernan Golf and Country Club Unit One, recorded in Plat Book 51, page 2, of said current Public Records; thence South 89°04'03" West, along the Southerly line of said Glen Kernan-Parcel 6, a distance of 1802.61 feet; thence North 00°55'51" West, departing said Southerly line, 220.00 feet; thence North 89°04'03" East, 14.69 feet; thence North 00°55'57" West, 293.97 feet to a point lying on the Southerly line of Glen Kernan-Parcel 2, as described and recorded in Official Records Book 20922, page 963, of said current Public Records; thence Easterly, along said Southerly line the following 11 courses: Course 1, thence South 58°38'26" East, 106.52 feet; Course 2, thence South 37°44'37" East, 86.87 feet; Course 3, thence North 80°18'27" East, 119.90 feet; Course 4, thence North 09°34'08" East, 150.71 feet; Course 5, thence North 07°14'59" East, 491.42 feet; Course 6, thence North 75°42'23" East, 142.04 feet; Course 7, thence South 57°02'56" East, 110.25 feet; Course 8, thence South 35°50'52" East, 194.06 feet; Course 9, thence South 01°04'17" East, 349.02 feet; Course 10, thence South 47°29'00" East, 149.44 feet; Course 11, thence North 88°24'41" East, 761.56 feet; thence South 16°43'53" East, continuing along said Southerly line and along the Westerly line of said Glen Kernan Golf and Country Club Unit One, 164.92 feet; thence Southeasterly, continuing along said Westerly line the following 4 courses: Course 1, thence South 02°51'36" West, 50.00 feet; Course 2, thence South 87°08'24" East, 28.71 feet to the point of curvature of a curve concave Northerly having a radius of 375.00 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of 15°55'30", an arc length of 104.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 84°53'51" East, 103.89 feet; Course 4, thence South 13°03'53" East, along a non-tangent line, 211.34 feet to the Point of Beginning.

Containing 21.42 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

As its: Manager

Signed in the Presence of:

Signature: [Signature]

Print Name: MAURICE RUDOLPH

Signature: [Signature]

Print Name: AARON TARVER

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

5/13/2026
Date

STATE OF Florida, COUNTY OF Duval

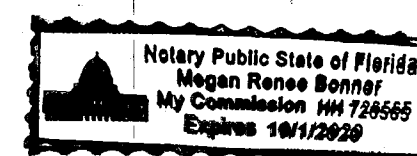
The foregoing instrument was acknowledged before me, by means of ☒ physical presence, or ☐ online notarization, this 20th day of April, 2026, by Richard T. Ray, as the manager of Parc Apt, LLC, a Florida limited liability, as the manager of South Jax Lending, LLC, a Florida limited liability company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Megan Bonner
Notary Public, State of Florida at Large

My Commission expires 10/1/29

Megan Bonner
Printed Name

Commission Number HH726565



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 1, 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 15TH day of APRIL, 2026.

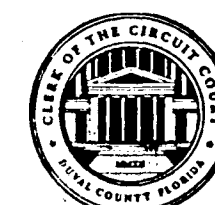
[Signature]
Joseph K. Lek
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6016
ETM Surveying & Mapping, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904)642-8550
Certificate of Authorization No. L.B. 3624

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 87, pages 38-42 of the Public Records of Duval County, Florida, this 13th day of MAY, 2026.

[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 8th day of MAY, 2026.

[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 2, 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.

Title to and maintenance responsibilities for all rights of way, Tract "A" (Open Space), mail kiosk easements, unobstructed access easement and unobstructed drainage easements as shown hereon shall remain privately owned and the sole and exclusive property of Owner, its successors and assigns.

Upon failure of the Owner, homeowners association or other such entity that has assumed the obligation of maintenance pertaining to tracts or easements to perform its obligations, the obligation of maintenance and any other matters pertaining to Tracts and Easements for any common use would then fall equally on the owners of the lots as shown on this plat.

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 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.

Those easements designated as the "JEA Meter and Access Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use (a) for the installation, operation, and maintenance of water meters and sewer meters; (b) for access to the JEA-EE and JEA-E easements; (c) for additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-EE and JEA-E easements; and (d) for the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-EE and JEA-E easements.

Those certain easements designated as "JEA Meter and Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such JEA Meter and Access Easement.

Those easements designated as "JEA-EE" are hereby irrevocably and without reservation 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.

In witness whereof, the undersigned Owners have executed this plat on the 20th day of April, 2026.

[Signature]
Witness

OWNER: GK 36, LLC
a Florida limited liability company

MAURICE RUDOLPH
Printed Name

By: [Signature]
Christopher L. Pilinko
As its Manager

[Signature]
Witness

[Signature]
Printed Name

STATE OF Florida, COUNTY OF Duval

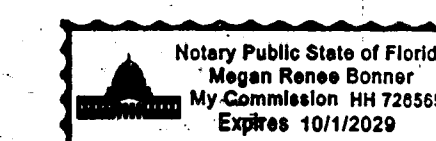
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2026, by Christopher L. Pilinko, the Manager of GK 36, LLC, a Florida limited liability company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Megan Bonner
Notary Public, State of Florida at Large

My Commission expires 10/1/29

Megan Bonner
Printed Name

Commission Number HH726565



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

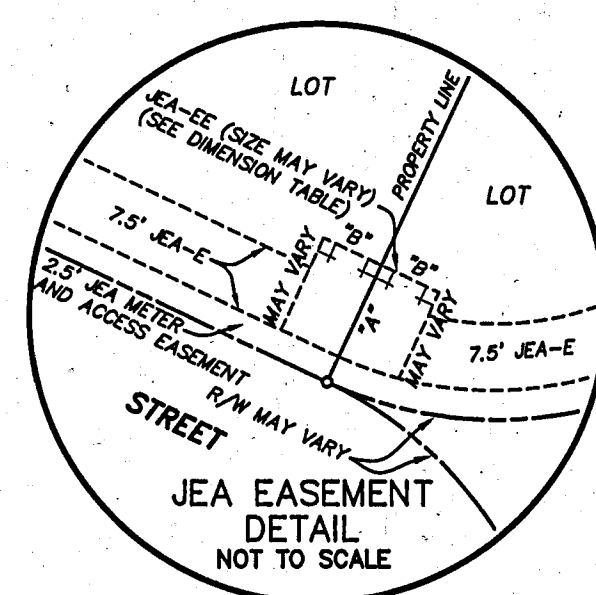
GLEN KERNAN ESTATE LOTS PHASE 2

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF GLEN KERNAN-PARCEL 6 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20917, PAGE 89, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

PLAT BOOK 87 PAGE 39

SHEET 2 OF 5 SHEETS

- 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 SET 5/8" RB&C STAMPED P.R.M. L.B.#3624, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
 - C1 TABULATED CURVE DATA
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C/L CENTERLINE
 - C.M. CONCRETE MONUMENT
 - ESMT. EASEMENT
 - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 - JEA-E JEA ELECTRIC EASEMENT
 - JEA-EE JEA EQUIPMENT EASEMENT
 - L1 TABULATED LINE DATA
 - L ARC LENGTH
 - L.B. LICENSED BUSINESS
 - (NR) NON-RADIAL LOT LINE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.R.V. OFFICIAL RECORDS VOLUME
 - P.B. PLAT BOOK
 - P.C. POINT OF CURVATURE
 - PG. PAGE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.O.C. POINT ON CURVE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - (R) RADIAL LOT LINE
 - R RADIUS
 - RB&C REBAR & CAP
 - R/W RIGHT OF WAY
 - T.O.B. TOP OF BANK
 - △ CENTRAL ANGLE
 - ③ SHEET REFERENCE NUMBER
 - MATCHLINE



JEA DIMENSION TABLE	
10' x 10'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT
10' x 5'	TYPICAL 10' x 5' JEA EQUIPMENT EASEMENT
10' x 10'	TYPICAL 10' x 10' JEA EQUIPMENT EASEMENT

STATE PLANE GRID
N: 2152255.2220
E: 505129.9207

- 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 WESTERLY LINE OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT ONE as being SOUTH 13°03'53" EAST.
 - 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 by the owner or such entity as will assume all obligation of maintenance and operation thereof under the plat. The construction of driveways and the installation of fences, hedges and landscaping are permissible but SUBJECT TO REMOVAL by the owner or such entity as will assume all obligation of maintenance and operation thereof under the plat at the expense of each lot owner for the removal and/or replacement of such items.
 - 7) This plat is not a 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) The plat depicted here is subject to a Comcast Cable Communications Management, LLC easement recorded in Official Records Book 19456, Page 1874 and is blanket in nature.
 - 9) The plat depicted hereon is subject to Declaration of Covenants, Conditions, Restrictions and Easements amendments recorded in O.R.B. 5832, PG. 800; O.R.B. 8532, PG. 800; O.R.B. 8875, PG. 1194; O.R.B. 9079, PG. 298; O.R.B. 9299, PG. 2122; O.R.B. 9876, PG. 737; O.R.B. 9903, PG. 69; O.R.B. 10141, PG. 374; O.R.B. 10407, PG. 812; O.R.B. 10566, PG. 1146; O.R.B. 10669, PG. 784; O.R.B. 11407, PG. 250; O.R.B. 11615, PG. 1984; O.R.B. 11668, PG. 1245; O.R.B. 11668, PG. 1247; O.R.B. 11964, PG. 2288, O.R.B. 12130, PG. 1907; O.R.B. 12355, PG. 2353; O.R.B. 12426, PG. 1068; O.R.B. 12468, PG. 1398; O.R.B. 12530, PG. 1276; O.R.B. 12549, PG. 1705; O.R.B. 14646, PG. 1934; O.R.B. 14658, PG. 1355; O.R.B. 14658, PG. 1359; O.R.B. 14912, PG. 392; O.R.B. 15649, PG. 879; O.R.B. 17041, PG. 2456; O.R.B. 17193, PG. 1568; O.R.B. 18449, PG. 1990; O.R.B. 20917, PG. 19; O.R.B. 20917, PG. 162; O.R.B. 20917, PG. 165; O.R.B. 20922, PG. 997; 21589, PG.2243 (Blanket in nature)



UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

GLEN KERNAN GOLF AND
COUNTRY CLUB UNIT ONE
P.B. 51, PG. 2

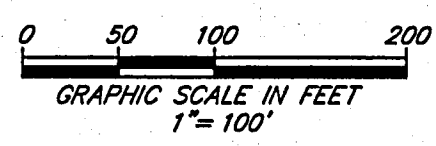
POINT OF BEGINNING
SW. CORNER OF GLEN KERNAN GOLF
AND COUNTRY CLUB UNIT ONE

STATE PLANE GRID
N: 2151819.9468
E: 503552.4672

UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

J. TURNER BUTLER BOULEVARD
(STATE ROAD No. 202)

SECTION 10
SECTION 15



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 2

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING A PORTION OF GLEN KERNAN-PARCEL 6 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 20917, PAGE 89, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

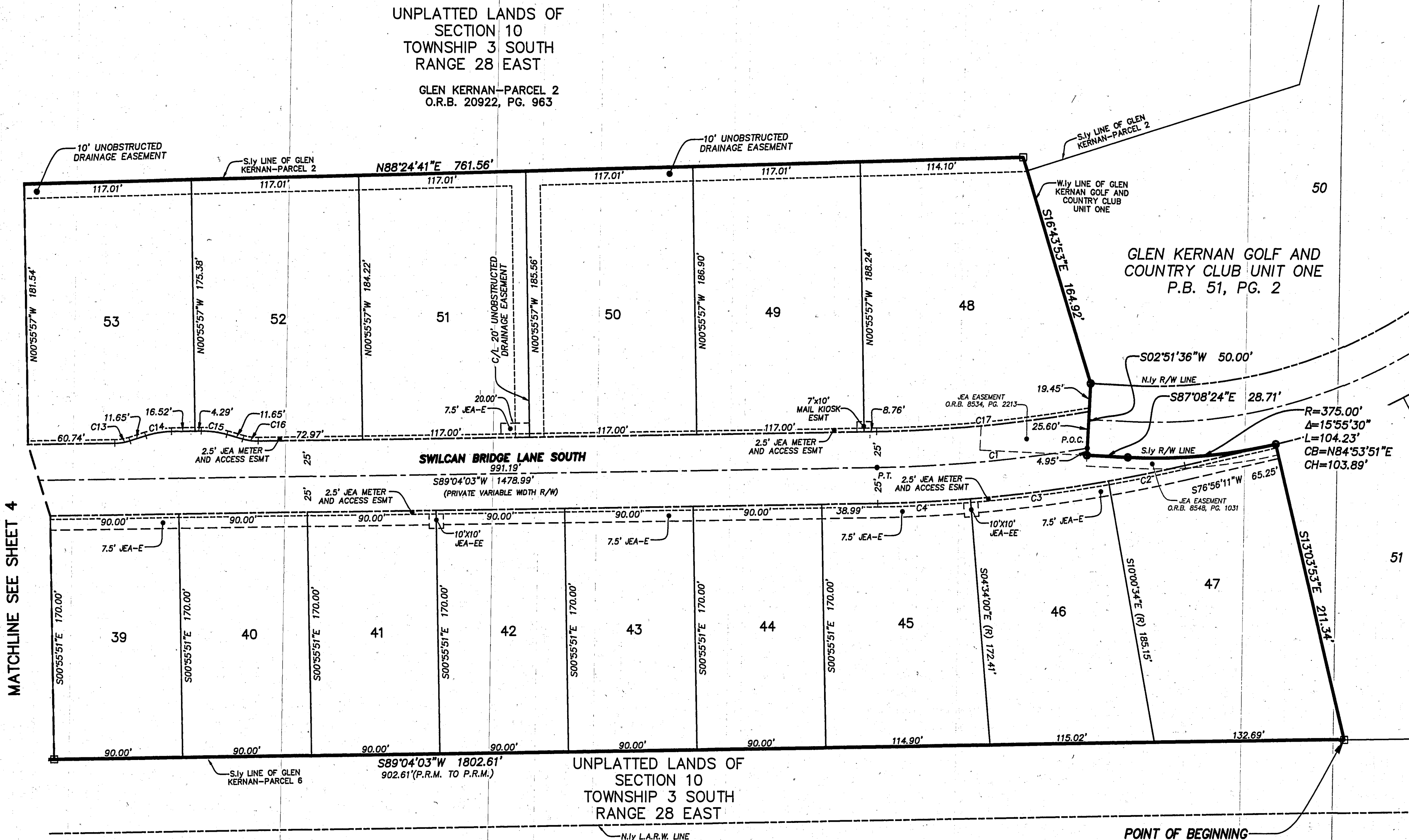
PLAT BOOK 87 PAGE 40

SHEET 3 OF 5 SHEETS

SEE SHEET 2 FOR NOTES AND LEGEND

UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

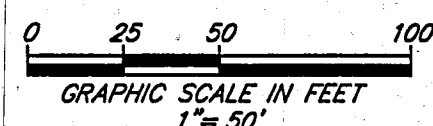
GLEN KERNAN-PARCEL 2
O.R.B. 20922, PG. 963



MATCHLINE SEE SHEET 4

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	8°28'04"	147.79'	S84°50'01"W	147.65'
C2	1025.00'	3°03'14"	54.63'	N78°27'49"E	54.63'
C3	1025.00'	5°26'34"	97.37'	N82°42'43"E	97.33'
C4	1025.00'	3°38'03"	65.02'	N87°15'02"E	65.00'
C13	37.00'	16°36'14"	10.72'	N80°45'56"E	10.68'
C14	63.00'	16°36'14"	18.26'	S80°45'56"W	18.19'
C15	63.00'	16°36'14"	18.26'	N82°37'50"W	18.19'
C16	37.00'	16°36'14"	10.72'	S82°37'50"E	10.68'
C17	975.00'	8°47'14"	149.53'	N84°40'26"E	149.38'

J. TURNER BUTLER BOULEVARD
(STATE ROAD No. 202)



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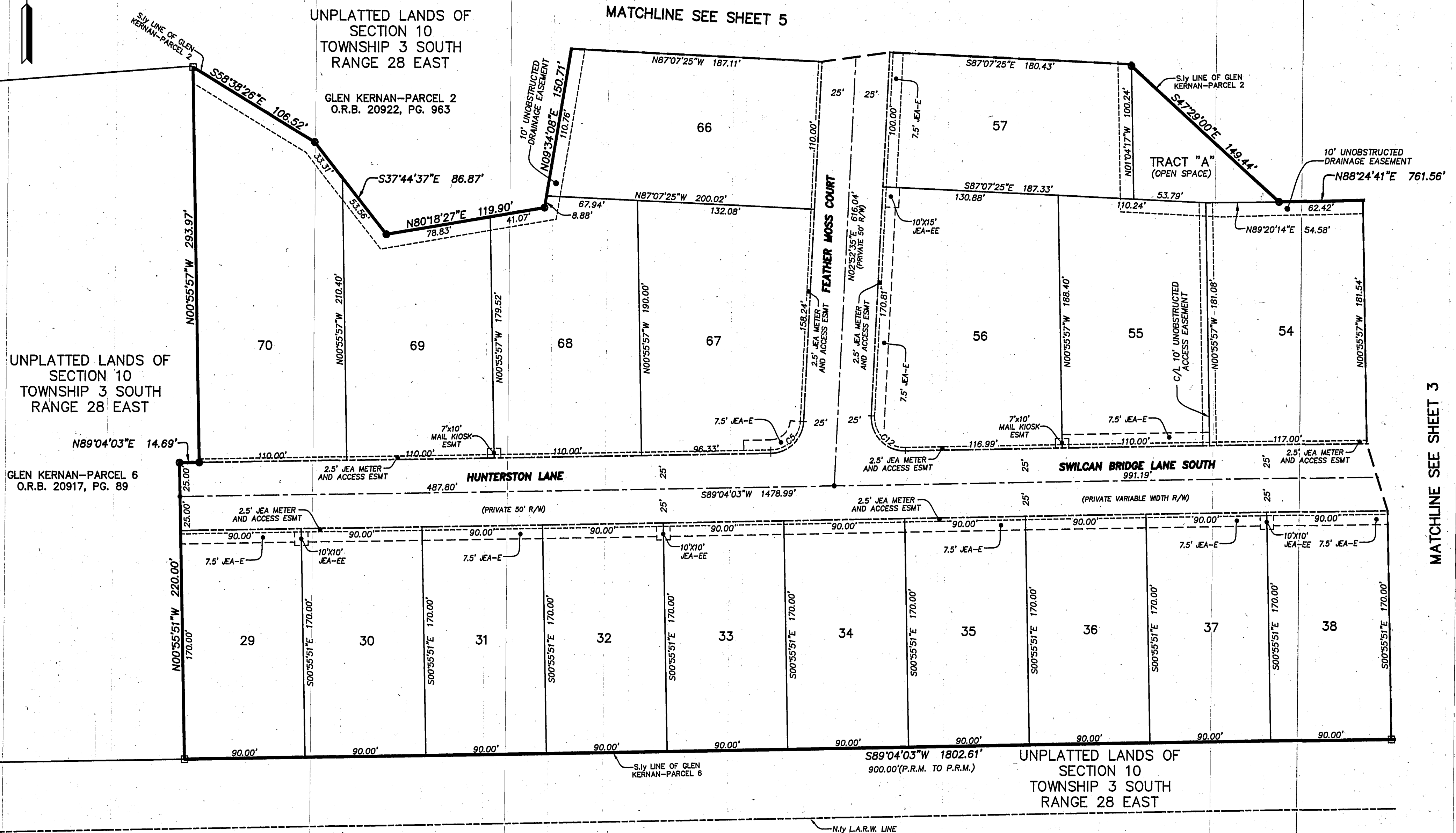
GLEN KERNAN ESTATE LOTS PHASE 2

PLAT BOOK 87 PAGE 41

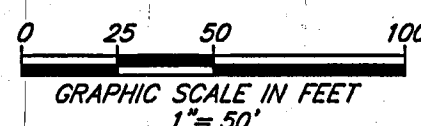
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SHEET 4 OF 5 SHEETS

SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	25.00'	86°11'28"	37.61'	N45°58'19"E	34.16'
C12	25.00'	93°48'32"	40.93'	S44°01'41"E	36.51'



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 2

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PLAT BOOK 87 PAGE 42

SHEET 5 OF 5 SHEETS

SEE SHEET 2 FOR NOTES AND LEGEND

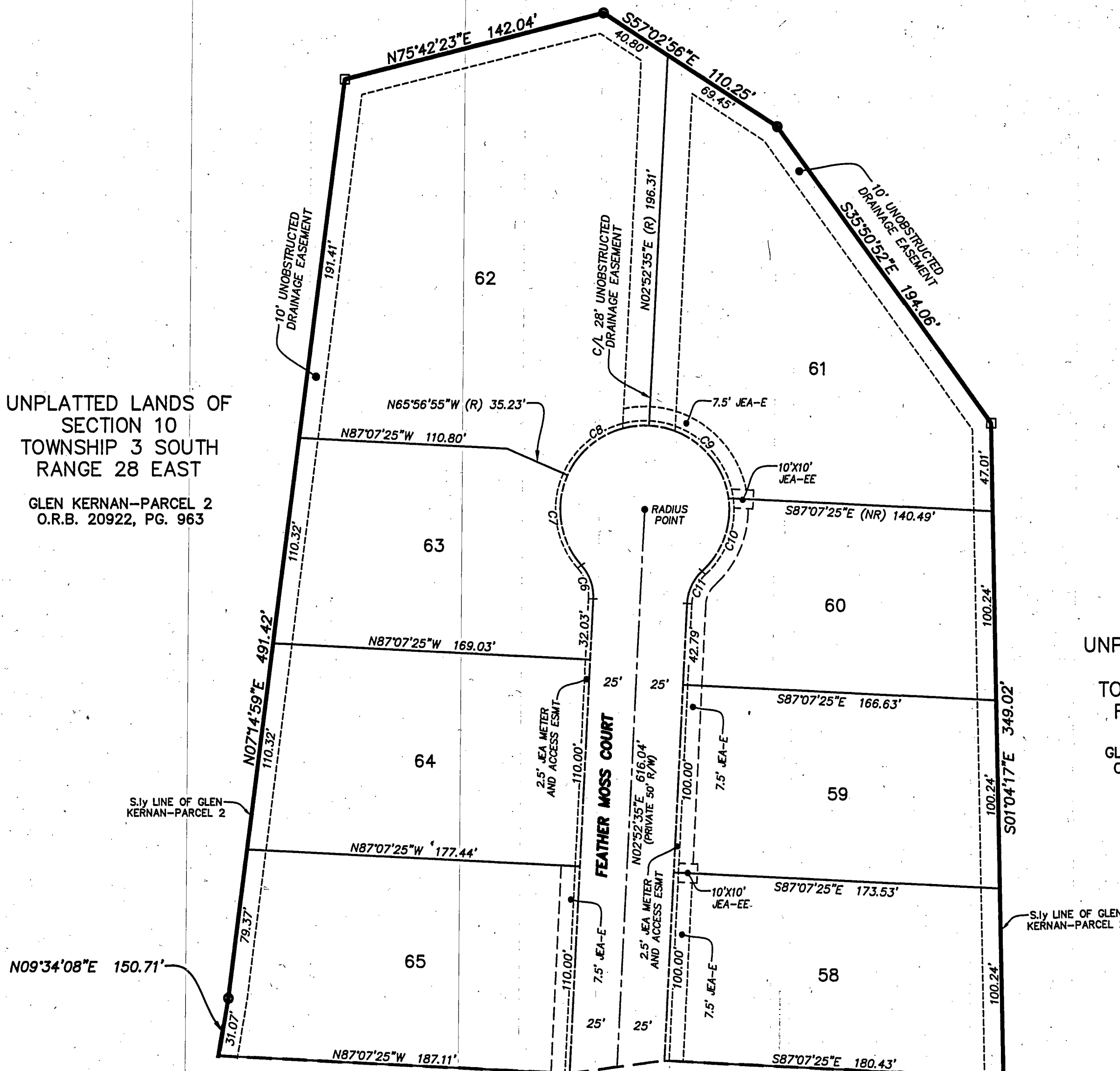


UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

GLEN KERNAN-PARCEL 2
O.R.B. 20922, PG. 963

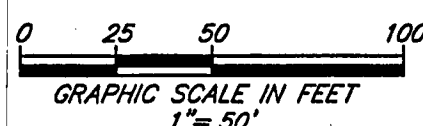
UNPLATTED LANDS OF
SECTION 10
TOWNSHIP 3 SOUTH
RANGE 28 EAST

GLEN KERNAN-PARCEL 2
O.R.B. 20922, PG. 963



MATCHLINE SEE SHEET 4

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	25.00'	44°24'55"	19.38'	N19°19'52"W	18.90'
C7	45.00'	65°35'25"	51.51'	S08°44'38"E	48.75'
C8	45.00'	68°49'30"	54.06'	S58°27'50"W	50.86'
C9	45.00'	79°28'47"	62.42'	N47°23'01"W	57.54'
C10	45.00'	54°56'08"	43.15'	N19°49'26"E	41.51'
C11	25.00'	44°24'55"	19.38'	S25°05'03"W	18.90'



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