

Glen Kernan Golf and Country Club Unit Two

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

PLAT BOOKS 1 PAGE 85

PAGE 1 OF 6 PAGES

TAXES PAID THRU 1997

CAPTION:

LEGAL DESCRIPTION OF NORTHERLY PORTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 3 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 2 THROUGH 26 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE NORTHERLY LINES OF SAID GLEN KERNAN GOLF AND COUNTRY CLUB UNIT ONE THE FOLLOWING 3 COURSES, COURSE NO.1: SOUTH 70°43'32"WEST, 271.13 FEET; COURSE NO.2: NORTH 19°16'28"WEST, 5.89 FEET; COURSE NO.3: SOUTH 70°43'32"WEST, 290.0 FEET TO THE NORTHWESTERLY CORNER OF LAST MENTIONED LANDS; THENCE NORTH 27°04'28"WEST, 350.74 FEET; THENCE NORTH 02°03'07"EAST, 307.20 FEET; THENCE NORTH 19°33'45"EAST, 320.42 FEET; THENCE NORTH 07°10'33"WEST, 790.51 FEET; THENCE NORTH 13°32'03"WEST, 196.74 FEET; THENCE NORTH 39°41'18"WEST, 111.85 FEET; THENCE NORTH 52°35'28"WEST, 566.69 FEET; THENCE NORTH 28°21'21"WEST, 489.19 FEET; THENCE NORTH 13°51'07"WEST, 45.00 FEET; THENCE NORTH 41°03'23"EAST, 122.08 FEET TO A SOUTHERLY LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8563, PAGE 1243; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID CONSERVATION EASEMENT, THE FOLLOWING 21 COURSES, COURSE NO.1: NORTH 73°31'31"EAST, 164.26 FEET; COURSE NO.2: SOUTH 46°00'00"EAST, 289.25 FEET; COURSE NO.3: SOUTH 19°00'00"EAST, 140.66 FEET; COURSE NO.4: SOUTH 53°00'00"EAST, 226.40 FEET; COURSE NO.5: SOUTH 90°00'00"EAST, 40.38 FEET; COURSE NO.6: SOUTH 57°00'00"EAST, 182.16 FEET; COURSE NO.7: SOUTH 05°00'00"EAST, 28.63 FEET; COURSE NO.8: SOUTH 62°00'00"EAST, 61.92 FEET; COURSE NO.9: SOUTH 08°00'00"EAST, 80.0 FEET; COURSE NO.10: SOUTH 64°00'00"EAST, 190.0 FEET; COURSE NO.11: SOUTH 52°00'00"WEST, 10.0 FEET; COURSE NO.12: SOUTH 38°00'00"EAST, 77.87 FEET; COURSE NO.13: SOUTH 14°00'00"EAST, 87.87 FEET; COURSE NO.14: NORTH 76°00'00"EAST, 10.0 FEET; COURSE NO.15: SOUTH 08°00'00"WEST, 330.0 FEET; COURSE NO.16: SOUTH 26°00'00"EAST, 200.0 FEET; COURSE NO.17: SOUTH 80°00'00"WEST, 90.19 FEET; COURSE NO.18: SOUTH 21°00'00"EAST, 879.36 FEET; COURSE NO.19: SOUTH 08°00'00"WEST, 139.27 FEET; COURSE NO.20: SOUTH 13°00'00"EAST, 300.0 FEET; COURSE NO.21: SOUTH 08°00'00"WEST, 47.21 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 30.92 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION OF SOUTHERLY PORTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE MOST EASTERLY CORNER OF LOT 55, GLEN KERNAN GOLF AND COUNTRY CLUB UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 2 THROUGH 26 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE WESTERLY LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8563, PAGE 1243; THENCE ALONG LAST MENTIONED WESTERLY EASEMENT LINE, THE FOLLOWING 9 COURSES, COURSE NO.1: SOUTH 44°00'00"EAST, 289.91 FEET; COURSE NO.2: SOUTH 73°00'00"EAST, 109.81 FEET; COURSE NO.3: SOUTH 42°00'00"EAST, 83.29 FEET; COURSE NO.4: SOUTH 01°00'00"WEST, 114.60 FEET; COURSE NO.5: SOUTH 38°00'00"EAST, 61.60 FEET; COURSE NO.6: SOUTH 16°00'00"EAST, 35.56 FEET; COURSE NO.7: SOUTH 12°00'00"WEST, 42.06 FEET; COURSE NO.8: SOUTH 37°00'00"EAST, 113.56 FEET; COURSE NO.9: SOUTH 10°00'00"WEST, 28.77 FEET; THENCE SOUTH 89°03'41"WEST, ALONG A LINE PARALLEL WITH AND 50.0 FEET NORTHERLY (AS MEASURED AT RIGHT ANGLES) OF THE NORTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), 679.51 FEET TO THE SOUTHEASTERLY CORNER OF SAID GLEN KERNAN GOLF AND COUNTRY CLUB UNIT ONE; THENCE ALONG THE EASTERLY LINES OF LAST MENTIONED LANDS, THE FOLLOWING 6 COURSES, COURSE NO.1: NORTH 41°24'33"WEST, 218.53 FEET; COURSE NO.2: NORTH 36°27'11"EAST, 227.32 FEET; COURSE NO.3: NORTH 21°44'54"EAST, 50.01 FEET; COURSE NO.4: NORTH 13°07'08"EAST, 163.71 FEET; COURSE NO.5: SOUTH 77°49'12"EAST, 80.0 FEET; COURSE NO.6: NORTH 34°21'19"EAST, 164.0 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 7.78 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 TWO, 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 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.

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.

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 THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'J.E.A.E.' ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, 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 20TH DAY OF FEBRUARY A.D., 1998

HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: John M. James

Dawson A. McQuaig

DAWSON A. McQUAIG, VICE PRESIDENT
HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: Charles R. Lee

STATE OF FLORIDA

COUNTY OF DUVAL

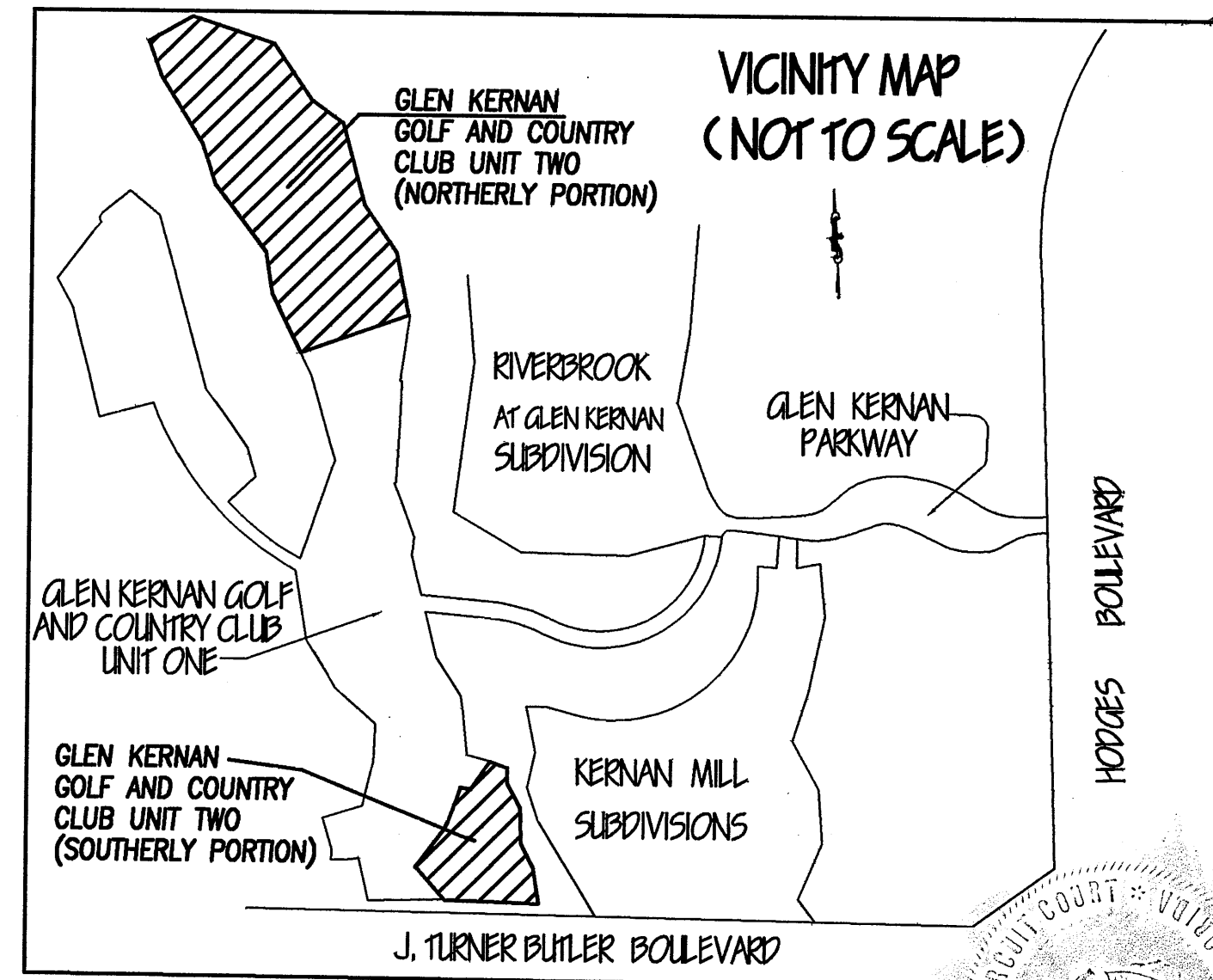
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF FEBRUARY A.D., 1998 BY DAWSON A. McQUAIG, VICE PRESIDENT, HODGES BLVD. DEVELOPMENT GROUP, INC. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

John M. James

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

11-25-2000

MY COMMISSION EXPIRES:



CLERK'S CERTIFICATE: 98-044280

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 51 PAGES 85-85E OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 27th DAY OF February A.D., 1998

Henry W. Cook
CLERK: HENRY W. COOK

BY: J. V. Adams
DEPUTY CLERK

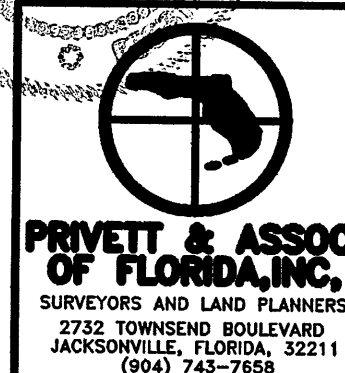
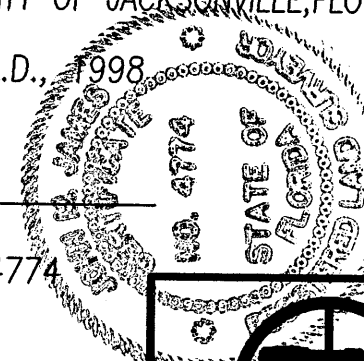
SURVEYOR'S CERTIFICATE:

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.

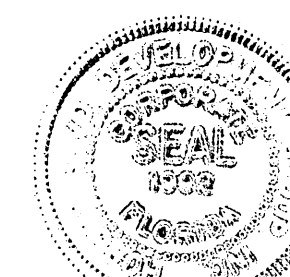
CERTIFIED THIS 20TH DAY OF FEBRUARY A.D., 1998

John M. James

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



PSD NO. 96-010
CD NO. 1855.2



Approved 2/25/98
Date

Hall
City Engineer

for Director of Public Works

Approved 2/26/98
Date

James M. James
for General Counsel

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, TO PURSUANT TO CHAPTER 654, ORDINANCE CODE.

James M. James
DIRECTOR OF PUBLIC WORKS

2/26/98
DATE:

Glen Kernan Golf and Country Club Unit Two

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

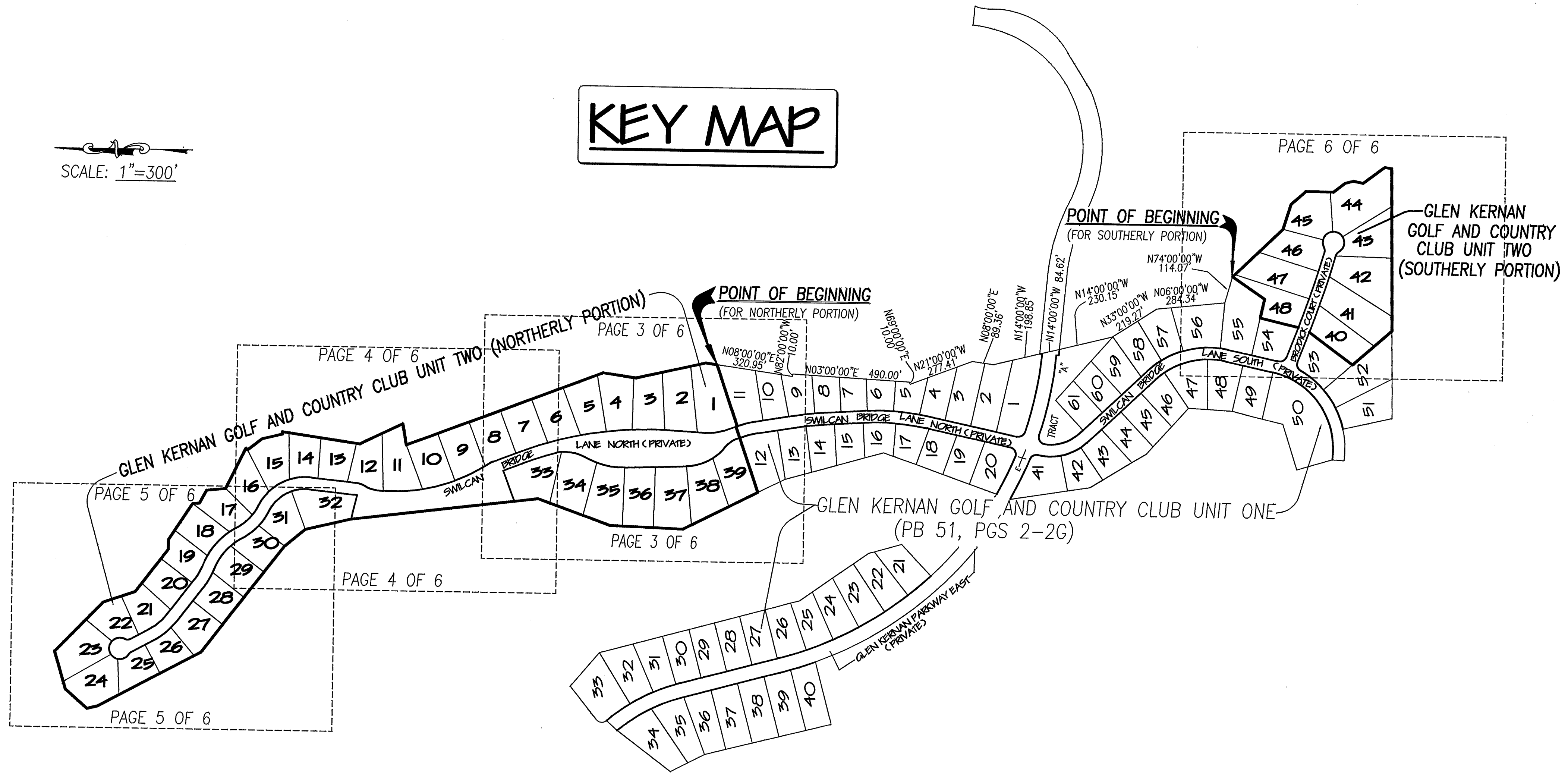
PLAT BOOK **51** PAGE **85A**

PAGE 2 OF 6 PAGES

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SCALE: 1"=300'

KEY MAP



PSD NO. 96-010
CD NO. 1855.2

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

PAGE 3 OF 6 PAGES

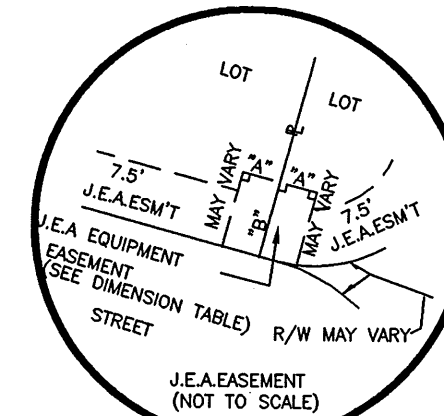
NOTES:

- "J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPIDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

LEGEND:

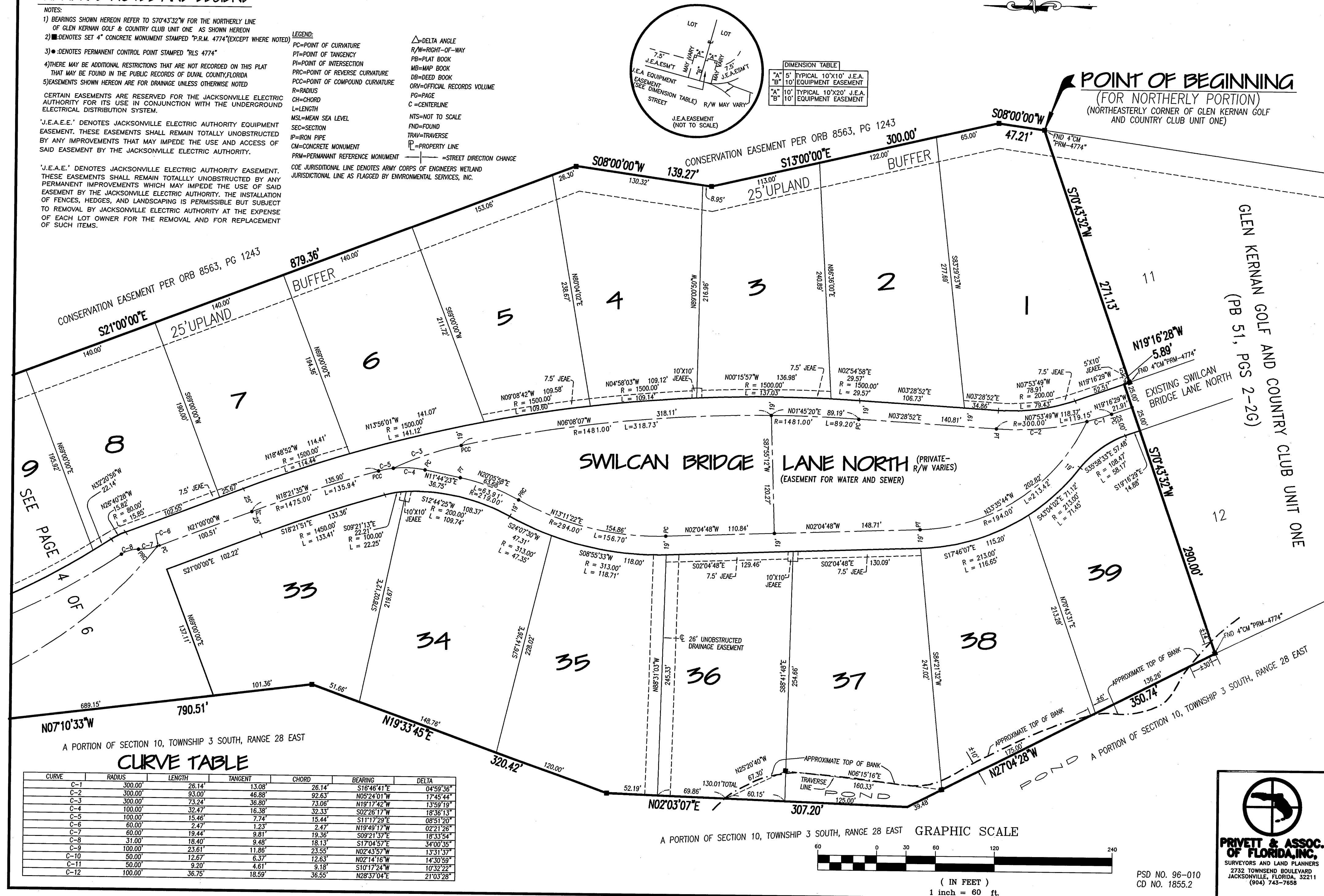
PC=POINT OF CURVATURE
 PI=POINT OF TANGENCY
 PI=POINT OF INTERSECTION
 PRC=POINT OF REVERSE CURVATURE
 PCC=POINT OF COMPOUND CURVATURE
 R=RADIUS
 CH=CHORD
 L=LENGTH
 MSL=MEAN SEA LEVEL
 SEC=SECTION
 IP=IRON PIPE
 CM=CONCRETE MONUMENT
 PRM=PERMANENT REFERENCE MONUMENT
 COE JURISDICTIONAL LINE DENOTES ARMY CORPS OF ENGINEERS WETLAND
 JURISDICTIONAL LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.

Δ=DELTA ANGLE
 R/W=RIGHT-OF-WAY
 PB=PLAT BOOK
 MB=MAP BOOK
 DB=DEED BOOK
 ORV=ORIGINAL RECORDS VOLUME
 PG=PAGE
 C=CENTERLINE
 NTS=NOT TO SCALE
 FND=FOUND
 TRAV=TRAVERSE
 P_r=PROPERTY LINE
 —+—=STREET DIRECTION CHANGE



DIMENSION TABLE		
"A"	5'	TYPICAL 10'X10' J.E.
"B"	10'	EQUIPMENT EASEMENT
"A"	10'	TYPICAL 10'X20' J.E.
"B"	10'	EQUIPMENT EASEMENT

(FOR NORTHERLY PORTION)
(NORTHEASTERLY CORNER OF GLEN KERNAN GOLF
AND COUNTRY CLUB UNIT ONE)



c:\GLENKERNAN\GKUNIT2 Thu Feb 19 08:20:57 1998 JOHNS 586



**PRIVETT & ASSOC.
OF FLORIDA, INC.**
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658

PSD NO. 96-010
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Glenn Kernan Golf and Country Club Unit Two

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

PLAT BOOK 51 PAGE 85C

PAGE 4 OF 6 PAGES

GENERAL NOTES AND LEGEND

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO S70°43'32"W FOR THE NORTHERLY LINE OF GLEN KERNAN GOLF & COUNTRY CLUB UNIT ONE AS SHOWN HEREON
- 2) ■ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774"
- 3) ● DENOTES PERMANENT CONTROL POINT STAMPED "RLS 4774"
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

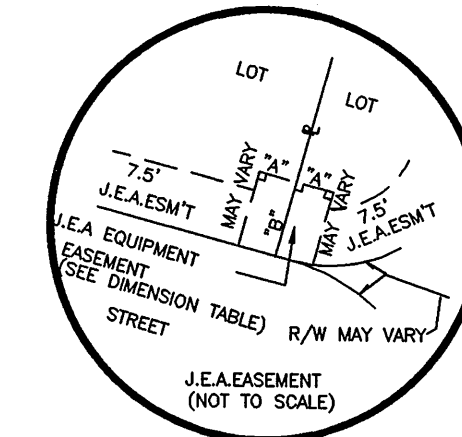
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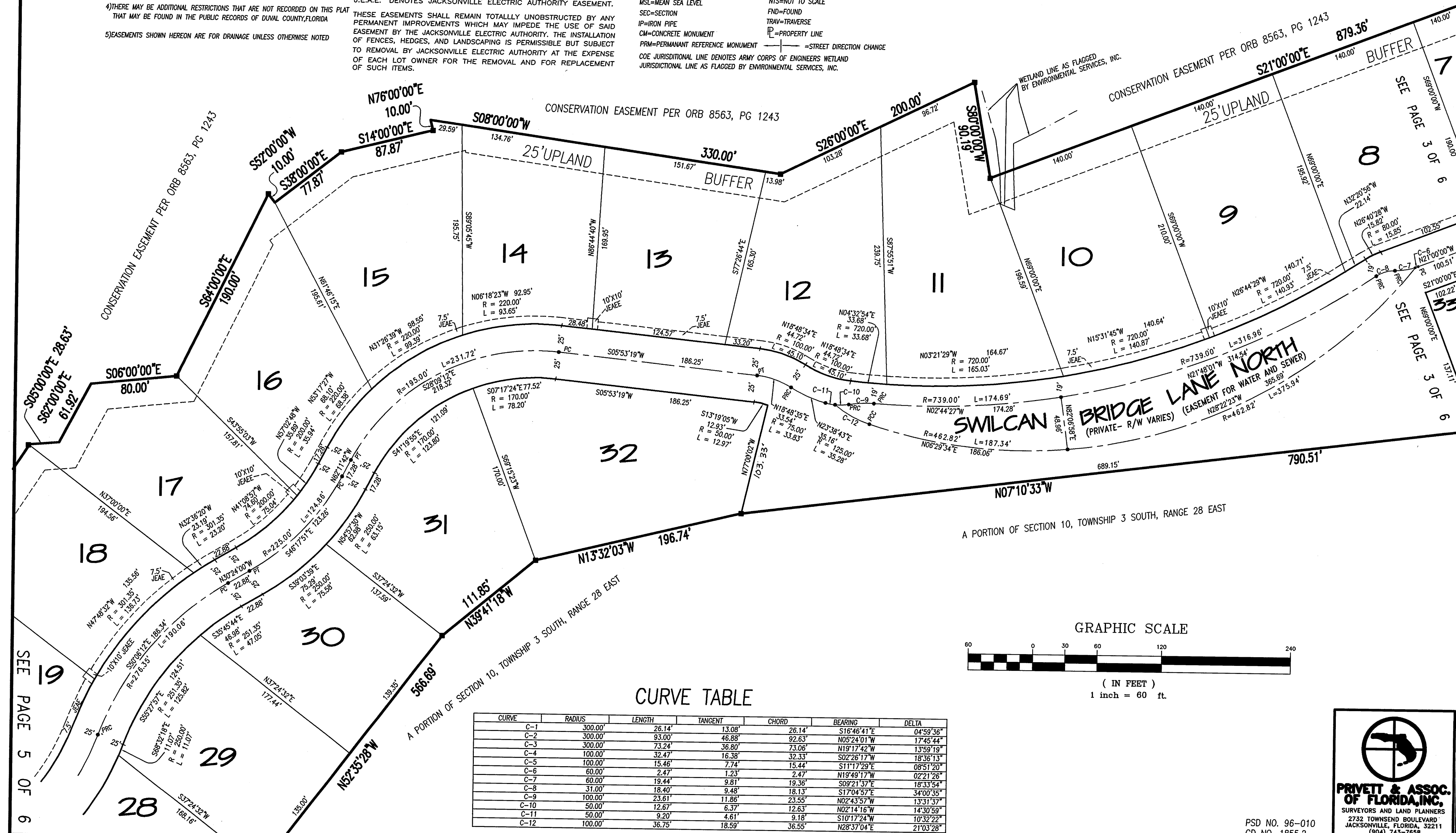
LEGEND:

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DIMENSION TABLE	
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"B"	10' TYPICAL 10'X20' J.E.A. EASEMENT
"C"	10' TYPICAL 10'X20' J.E.A. EASEMENT



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	300.00'	26.14'	13.08'	26.14'	S16°46'41"E	04°59'36"
C-2	300.00'	93.00'	46.88'	92.63'	N05°24'01"W	17°45'44"
C-3	300.00'	73.24'	36.80'	73.06'	N19°17'42"W	13°59'19"
C-4	100.00'	32.47'	16.38'	32.33'	S02°26'17"W	18°36'13"
C-5	100.00'	15.46'	7.74'	15.44'	S11°17'29"E	08°51'20"
C-6	60.00'	2.47'	1.23'	2.47'	N19°49'17"W	02°21'26"
C-7	60.00'	19.44'	9.81'	19.36'	S09°21'57"E	18°33'54"
C-8	31.00'	18.40'	9.48'	18.13'	S17°04'57"E	34°00'35"
C-9	100.00'	23.61'	11.86'	23.55'	N02°43'57"W	13°31'37"
C-10	50.00'	12.67'	6.37'	12.63'	N02°14'16"W	14°30'59"
C-11	50.00'	9.20'	4.61'	9.18'	S10°17'24"W	10°32'22"
C-12	100.00'	36.75'	18.59'	36.55'	N28°37'04"E	21°03'28"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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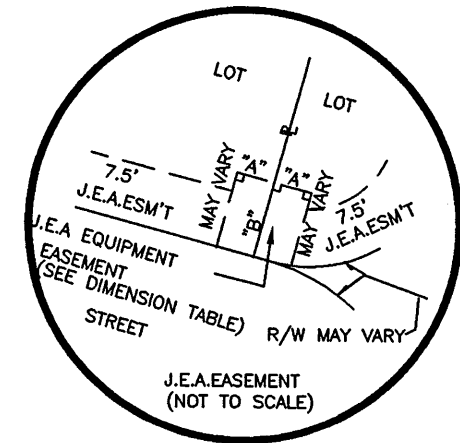
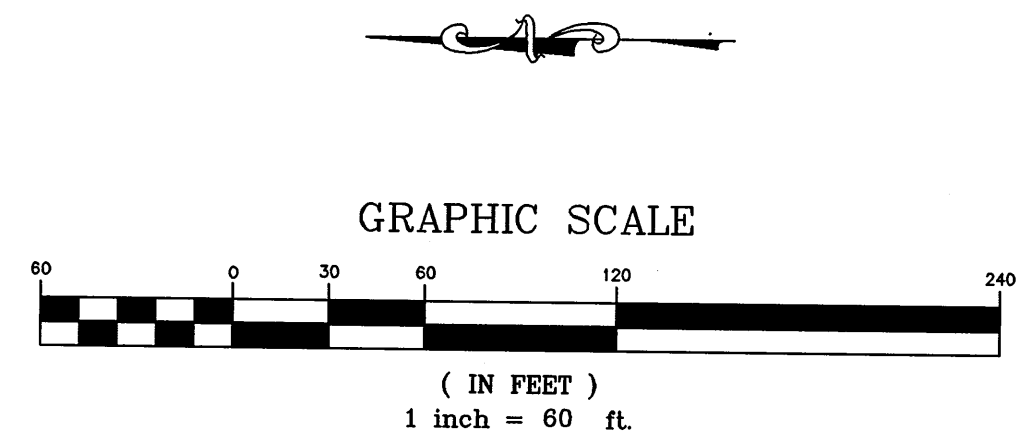
PSD NO. 96-010
CD NO. 1855.2

Glen Kernan Golf and Country Club Unit Two

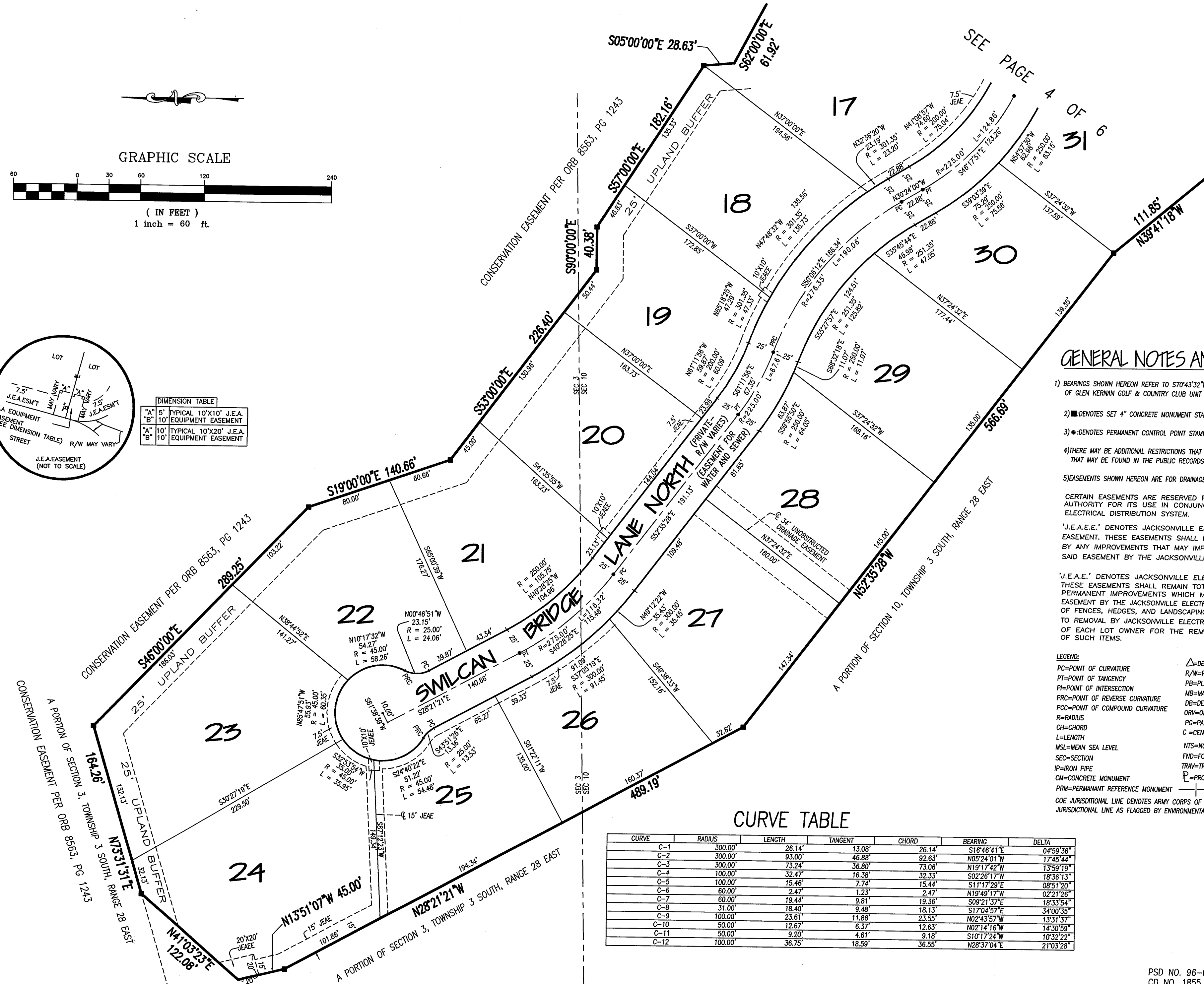
BEING A PORTION OF SECTION 3 AND 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 31 PAGE 850

PAGE 5 OF 6 PAGES



DIMENSION TABLE	
"A" 5' TYPICAL 10'X10' J.E.A.	
"B" 10' TYPICAL 10'X10' J.E.A.	
"A" 10' TYPICAL 10'X20' J.E.A.	
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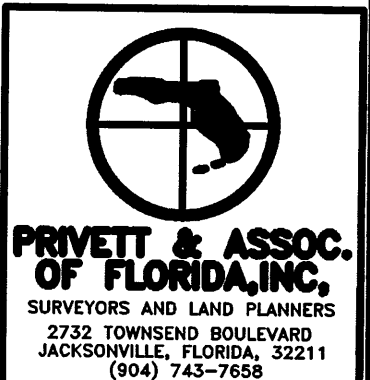
GENERAL NOTES AND LEGEND

- 1) BEARINGS SHOWN HEREON REFER TO 370°43'32"W FOR THE NORTHERLY LINE OF GLEN KERNAN GOLF & COUNTRY CLUB UNIT ONE AS SHOWN HEREON
 - 2) ■ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774"
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PT=POINT OF TANGENCY
PI=POINT OF INTERSECTION
PRC=POINT OF REVERSE CURVATURE
PCC=POINT OF COMPOUND CURVATURE
R=RADIUS
CH=CHORD
L=LENGTH
MSL=MEAN SEA LEVEL
SEC=SECTION
IP=IRON PIPE
CM=CONCRETE MONUMENT
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COE JURISDICTIONAL LINE DENOTES ARMY CORPS OF ENGINEERS WETLAND JURISDICTIONAL LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.
- △=DELTA ANGLE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
DB=DEED BOOK
ORV=OFFICIAL RECORDS VOLUME
PG=PAGE
C=CENTERLINE
NTS=NOT TO SCALE
FND=FOUND
TRAV=TRAVERSE
PL=PROPERTY LINE
—=STREET DIRECTION CHANGE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	300.00'	26.14'	13.08'	26.14'	S16°46'41"E	04°59'36"
C-2	300.00'	93.00'	46.88'	92.63'	N05°24'01"W	17°45'44"
C-3	300.00'	73.24'	36.80'	73.06'	N19°17'42"W	13°59'19"
C-4	100.00'	32.47'	16.38'	32.33'	S02°26'17"W	18°36'13"
C-5	100.00'	15.46'	7.74'	15.44'	S11°17'29"E	05°51'20"
C-6	60.00'	2.47'	1.23'	2.47'	N19°49'17"W	02°21'26"
C-7	60.00'	19.44'	9.81'	19.36'	S08°21'37"E	18°33'54"
C-8	31.00'	18.40'	9.48'	18.13'	S17°04'57"E	34°00'35"
C-9	100.00'	23.61'	11.86'	23.55'	N02°43'57"W	13°31'37"
C-10	50.00'	12.67'	6.37'	12.63'	N02°14'16"W	14°30'59"
C-11	50.00'	9.20'	4.61'	9.18'	S10°17'24"W	10°32'22"
C-12	100.00'	36.75'	18.59'	36.55'	N28°37'04"E	21°03'28"



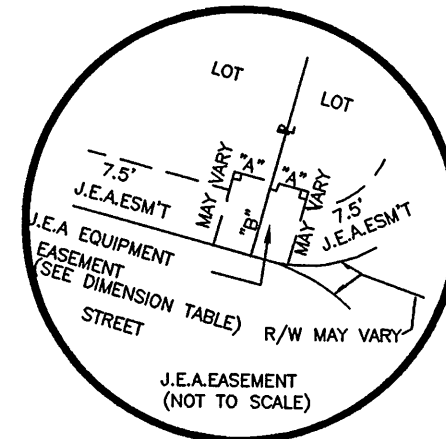
PSD NO. 96-010
CD NO. 1855.2

Glen Kernan Golf and Country Club Unit Two

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

PLAT BOOK **51** PAGE **85E**

PAGE 6 OF 6 PAGES



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT

GLEN KERNAN GOLF AND COUNTRY CLUB UNIT ONE
(PB 51, PGS 2-2G)

EXISTING BRODICK COURT

GENERAL NOTES AND LEGEND

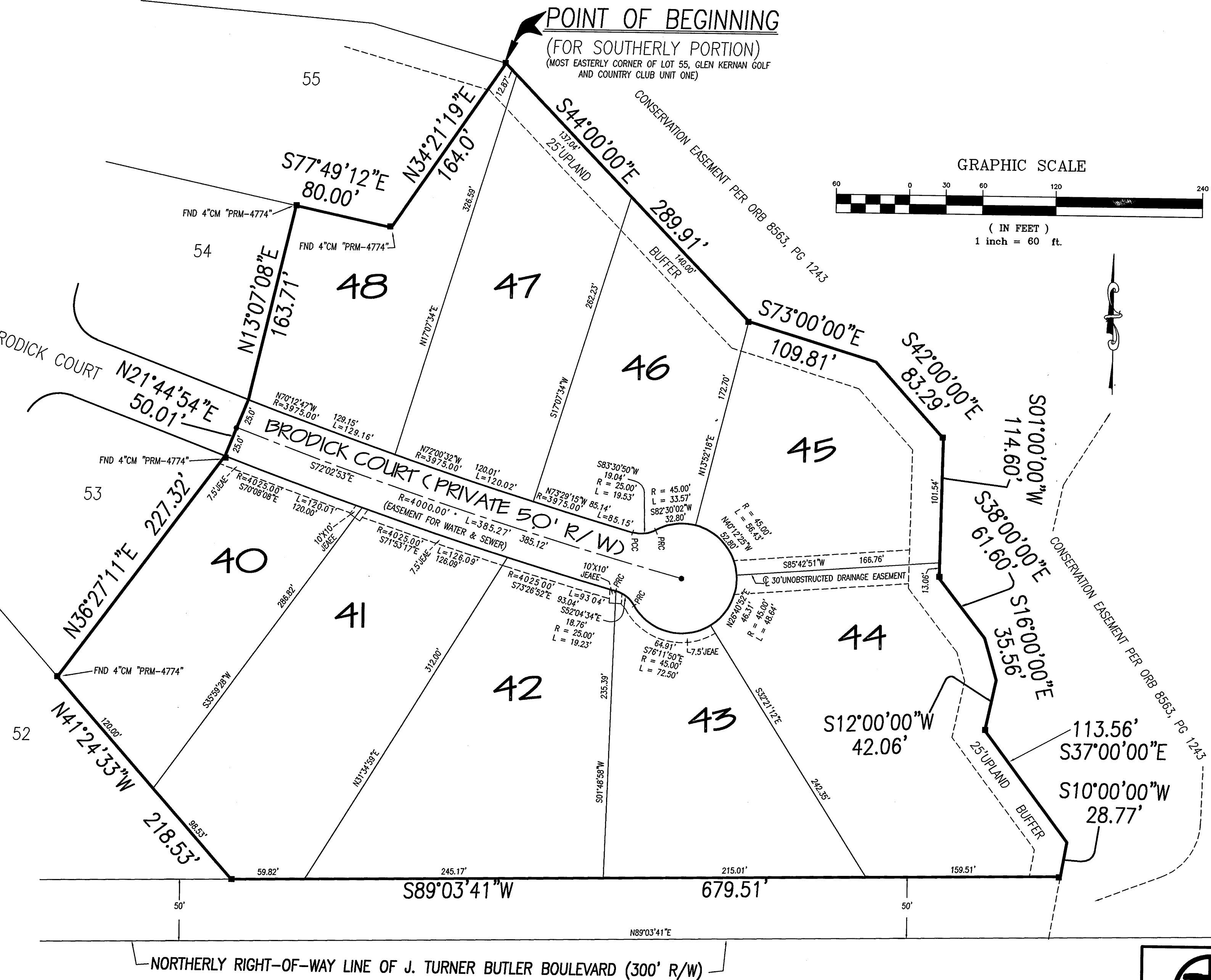
- NOTES:
- 1) BEARINGS SHOWN HEREON REFER TO S70°43'32"W FOR THE NORTHERLY LINE OF GLEN KERNAN GOLF & COUNTRY CLUB UNIT ONE AS SHOWN HEREON
 - 2) ■ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774" (EXCEPT WHERE NOTED)
 - 3) ● DENOTES PERMANENT CONTROL POINT STAMPED "RLS 4774"
 - 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
 - 5) EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED
 - 6) CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.

"J.E.A.E." DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JACKSONVILLE ELECTRIC AUTHORITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

LEGEND:

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