

# RIVERBROOK AT GLEN KERNAN - UNIT ONE

BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BRING A PORTION OF SECTIONS 10 AND 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10 (AS ESTABLISHED AND SHOWN TO BE AT STATION 347+95.86 ON THE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY MAPS FOR J. TURNER BUTLER BOULEVARD - STATE PROJECT NO. 72292-3504) THENCE NORTH 89°-03'-41" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, THE SAME BEING THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 5355.76 FEET TO AN ANGLE POINT IN SAID CENTERLINE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 1°-00'-29" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 150.0 FEET TO THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID J. TURNER BUTLER BOULEVARD; THENCE NORTH 88°-35'-59" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.06 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED AS ADDITIONAL RIGHT-OF-WAY FOR RAMPING FOR SAID J. TURNER BUTLER BOULEVARD AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5561, PAGE 726; THENCE NORTH 77°-52'-40" EAST, ALONG THE NORTHERLY LINE OF LAST MENTIONED RIGHT-OF-WAY, A DISTANCE OF 1026.26' TO AN ANGLE POINT; THENCE NORTH 12°-06'-49" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED RIGHT-OF-WAY, A DISTANCE OF 281.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5549, PAGE 1546); THENCE NORTH 1°-00'-29" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1365.07 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 46°-00'-29" WEST, 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°-59'-31" WEST, A DISTANCE OF 134.15 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 197.22 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 75°-29'-31" WEST, 2.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS 383.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 78°-00'-29" WEST, 493.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 304.62 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°-00'-29" WEST, 358.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°-59'-31" WEST, A DISTANCE OF 447.03 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 429.90 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80°-52'-49" WEST, 162.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°-13'-53" WEST, A DISTANCE OF 7.93 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°-55'-31" WEST, 43.77 FEET; THENCE SOUTH 88°-05'-09" WEST, A DISTANCE OF 80.0 FEET; THENCE SOUTH 53°-28'-03" WEST, A DISTANCE OF 309.46 FEET; THENCE SOUTH 52°-26'-02" WEST, A DISTANCE OF 210.00 FEET; THENCE NORTH 83°-59'-16" WEST, A DISTANCE OF 250.0 FEET; THENCE NORTH 69°-59'-33" WEST, A DISTANCE OF 200.0 FEET; THENCE NORTH 81°-25'-30" WEST, A DISTANCE OF 218.71 FEET; THENCE NORTH 3°-36'-27" WEST, A DISTANCE OF 258.48 FEET; THENCE NORTH 19°-00'-26" WEST, A DISTANCE OF 89.34 FEET; THENCE NORTH 13°-46'-36" EAST, A DISTANCE OF 114.38 FEET; THENCE NORTH 48°-05'-02" WEST, A DISTANCE OF 110.54 FEET; THENCE NORTH 15°-07'-03" WEST, A DISTANCE OF 60.73 FEET; THENCE NORTH 11°-21'-08" EAST, A DISTANCE OF 164.12 FEET; THENCE NORTH 3°-58'-53" WEST, A DISTANCE OF 186.22 FEET; THENCE NORTH 3°-11'-38" WEST, A DISTANCE OF 251.72 FEET; THENCE NORTH 73°-00'-21" EAST, A DISTANCE OF 90.0 FEET; THENCE NORTH 77°-41'-17" EAST, A DISTANCE OF 130.0 FEET; THENCE SOUTH 54°-13'-19" EAST, A DISTANCE OF 130.0 FEET; THENCE SOUTH 25°-25'-53" EAST, A DISTANCE OF 80.0 FEET; THENCE SOUTH 0°-00'-00" EAST, A DISTANCE OF 220.0 FEET;

THENCE SOUTH 45°-00'-00" EAST, A DISTANCE OF 35.0 FEET; THENCE NORTH 82°-30'-00" EAST, A DISTANCE OF 250.0 FEET; THENCE SOUTH 77°-20'-00" EAST, A DISTANCE OF 381.04 FEET; THENCE NORTH 69°-40'-20" EAST, A DISTANCE OF 60.0 FEET; THENCE SOUTH 20°-19'-40" EAST, A DISTANCE OF 190.44 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 7636.13 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 19°-31'-13" EAST, 215.20 FEET; THENCE SOUTH 24°-04'-46" EAST, A DISTANCE OF 100.0 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 590.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 16°-31'-44" EAST, 29.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°-39'-41" EAST, 35.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°-13'-53" EAST, A DISTANCE OF 33.30 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 349.90 FEET, A CHORD BEARING AND DISTANCE OF NORTH 80°-52'-49" EAST, 132.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°-59'-31" EAST, A DISTANCE OF 447.03 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1158.44 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°-08'-23" EAST, 86.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1158.44 FEET, A CHORD BEARING AND DISTANCE OF NORTH 72°-08'-23" EAST, 86.83 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 408.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 77°-00'-29" EAST, 444.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 416.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 67°-30'-29" EAST, 332.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°-59'-31" EAST, A DISTANCE OF 170.0 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION; ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43°-59'-31" EAST, 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HODGES BOULEVARD; THENCE SOUTH 1°-00'-29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 30.57 ACRES, MORE OR LESS.

APPROVED  
6-22-93  
City Engineer  
Cecil H. Rowland  
For General Council  
Theresa M. Mott  
11-4-93

### 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 Ordinance Number 93-528-313 of said City, adopted by its Council and by its Mayor.

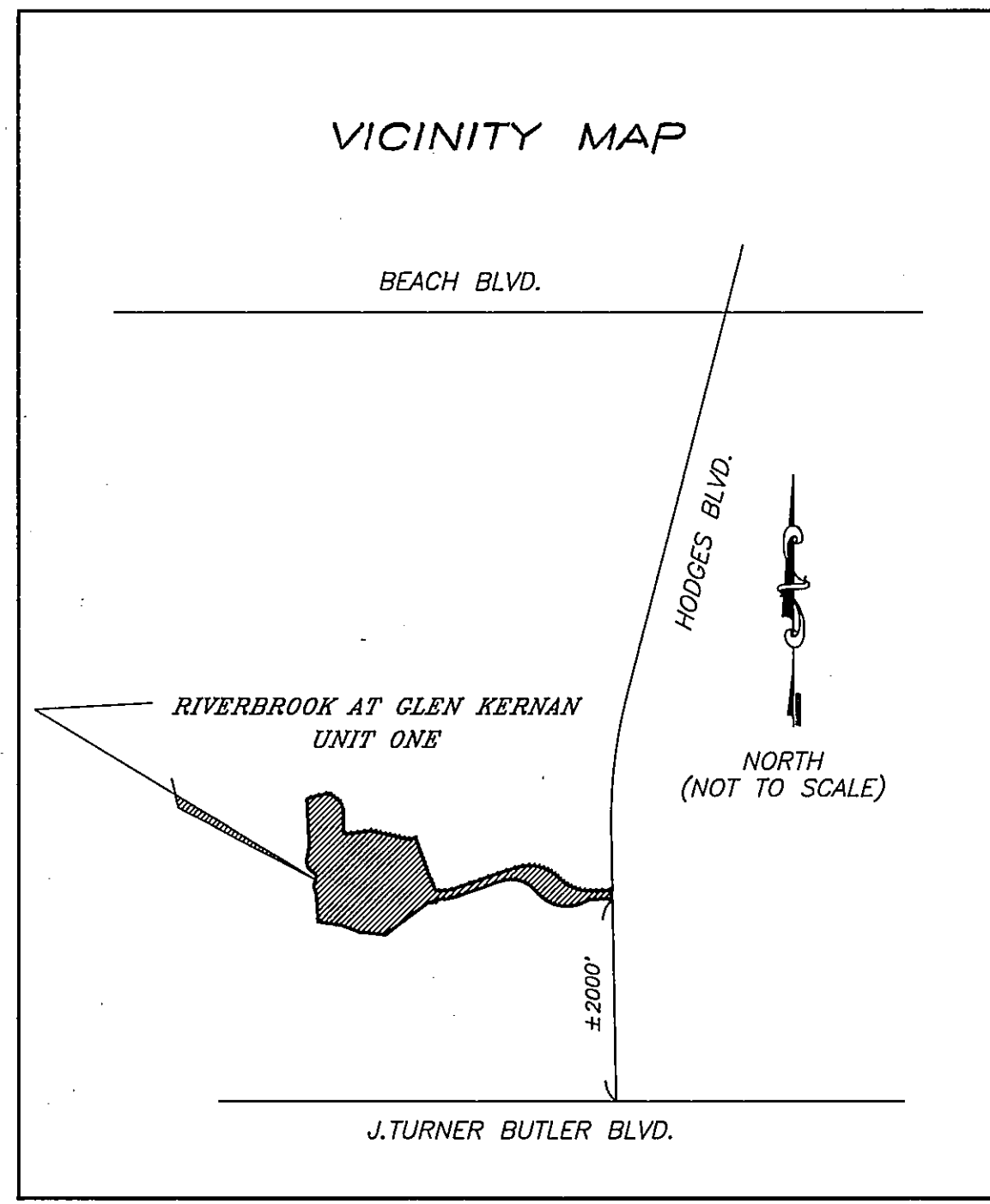
Signed this 29th day of JUNE, A.D., 1993.  
Jan E. Moore  
Director of Public Works

### CLERK'S CERTIFICATE: 93-0150829

This is to certify that this Plat has been examined and approved by the City of Jacksonville, Florida, and is recorded in Plat Book 49, Pages 44, 45, 46 of the Public Records of Duval County, Florida.

Signed this 17th day of November, A.D., 1993.  
Henry W. Cook  
Clark: Henry W. Cook

H. C. O'Connell  
Deputy Clerk



### ADOPTION AND DEDICATION:

This is to certify that Hutson Land Company, Inc., is the lawful owner of the lands described in the caption hereon known as RIVERBROOK AT GLEN KERNAN - UNIT ONE, and has caused the same to be surveyed and subdivided; that FIRST UNION NATIONAL BANK OF FLORIDA, is the holder of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of ways and easements for drainage, utilities, and sewers are hereby irrevocably, without reservation, dedicated to the City of Jacksonville and its successors and assigns. The drainage easement through and over the lakes and treatment systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville and its successors and assigns and are subject to the following covenants which will run the land: (1) The drainage easements hereby dedicated shall permit the City of Jacksonville and its successors and assigns to discharge into said lakes and treatment systems which these easements traverse, all water which may flow or come upon all right-of-ways hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from right-of-ways, from adjacent land, or from any other source of public waters into or through said lakes and treatment systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injury or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) The lakes and treatment systems shown on this plat are owned in fee simple title by the abutting land owners, and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil chemicals or any other substance or thing that may even be or come within said lakes or TREATMENT systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners; and (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the lakes and treatment systems shown on this plat, but shall have the right to modify the existence of the lakes and treatment systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof, Hutson Land Company, Inc., shall indemnify the City of Jacksonville and save it harmless from suits, actions, damages, liability and expense in connection with loss of life, loss of or personal injury, property damage or any other damage arising from or out of any occurrence in, upon, or at, or from the lakes and treatment systems described above, or any part thereof, in whole or in part by any cause, whether by the omission of Hutson Land Company, Inc., its agents, contractors, employees, servants licensees or concessionaires with RIVERBROOK AT GLEN KERNAN - UNIT ONE. This indemnification shall run with the land and the assigns of Hutson Land Company, Inc., and shall be subject to it. THOSE EASEMENTS DESIGNATED AS "U.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

In witness thereof the above named Corporation have caused these presents to be executed by their respective agents and seals affixed, this 21st day of JUNE, A.D., 1993.

HUTSON LAND COMPANY, INC.  
Witness: Steve J. Mitchell  
Donald P. Hutson, President  
Hutson Land Company, Inc.

Witness: Deborah Dunbar

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 21st day of JUNE, A.D., 1993, by Donald P. Hutson, President, Hutson Land Company, Inc., he is personally known to me and no oath was taken.  
My Commission Expires: 1-7-96

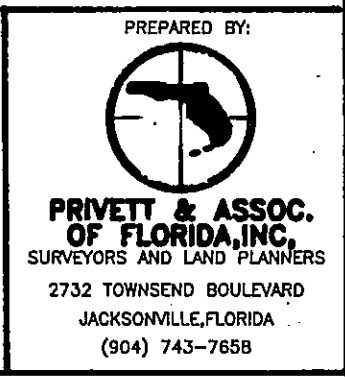
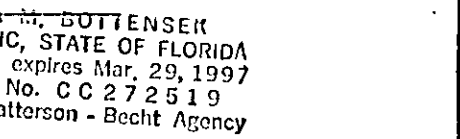
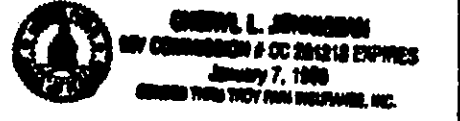
FIRST UNION NATIONAL BANK OF FLORIDA  
Witness: Christina Helge  
Terry Bielehimer, Vice President  
First Union National Bank of Florida  
MARIAN A. ZARTMAN

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 21st day of JUNE, A.D., 1993, by Terry Bielehimer, Vice President, First Union National Bank of Florida, he is personally known to me and no oath was taken.  
My Commission Expires: 3-1-96

### SURVEYORS CERTIFICATE:

This is to certify that the plat is a correct representation of the lands surveyed 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, Control Points and Lot Corners have been monumented in accordance with Chapter 177.091 F.S., Chapter 21HH-6.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville, Florida.  
Certified this 21st day of JUNE, A.D., 1993.

John M. Jarman  
John M. Jarman  
Florida Registered Land Surveyor No. 4774  
Privett & Associates of Florida, Inc.



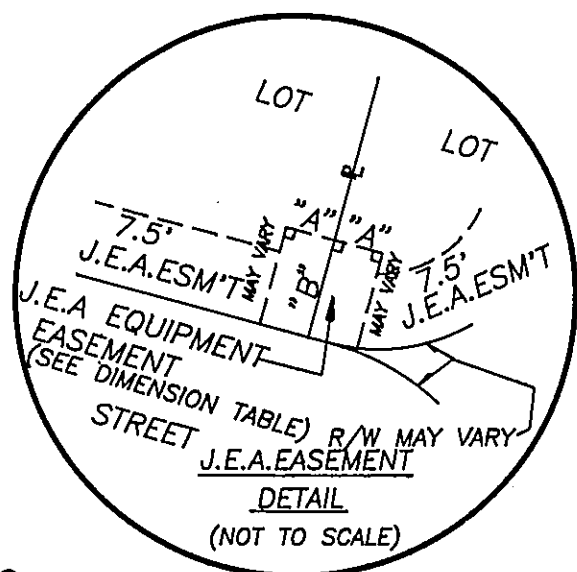
RIVERBROOK AT GLEN KERNAN - UNIT ONE

BEING A PORTION OF SECTIONS 10 AND 11,  
 TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
 JACKSONVILLE, DUVAL COUNTY, FLORIDA

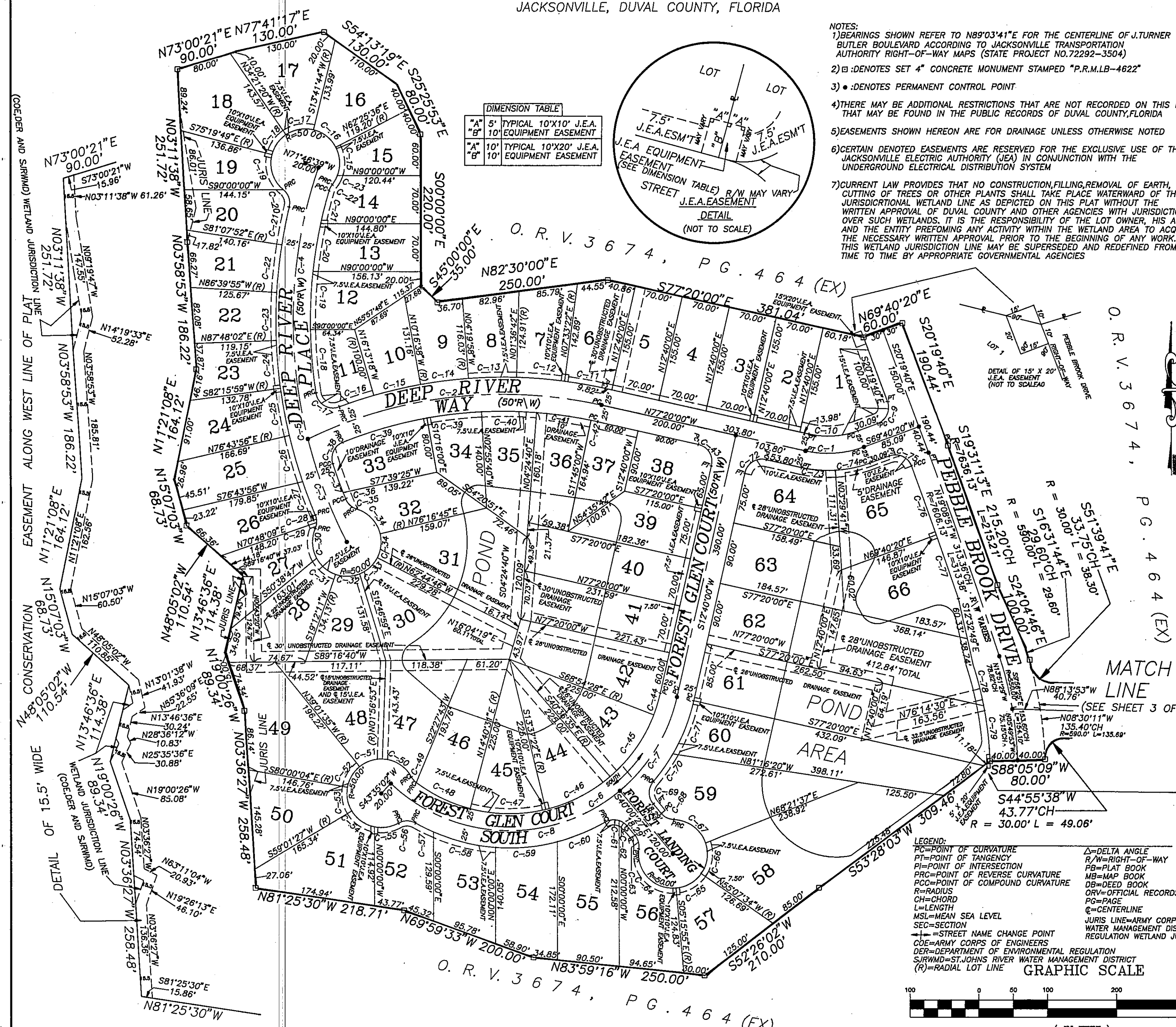
- NOTES:
- 1) BEARINGS SHOWN REFER TO N89°03'41"E FOR THE CENTERLINE OF J. TURNER BUTLER BOULEVARD ACCORDING TO JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY MAPS (STATE PROJECT NO. 72292-3504)
  - 2) □ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M.LB-4622"
  - 3) ● DENOTES PERMANENT CONTROL POINT
  - 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 DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM
  - 7) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PREFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVAL PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTION LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENTAL AGENCIES

DIMENSION TABLE

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



LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING
1	C-9	25.00'	38.27'	35.38'	N244°01'18"E
1	C-10	125.00'	71.98'	70.98'	N81°00'00"E
6	C-11	675.00'	60.21'	60.19'	N79°33'19"W
7	C-12	675.00'	70.03'	70.00'	N82°24'58"W
8	C-13	675.00'	70.03'	70.03'	S83°32'22"W
9	C-14	675.00'	70.03'	70.00'	S82°41'42"W
10	C-15	675.00'	70.03'	70.00'	S76°45'02"W
11	C-16	675.00'	53.33'	53.31'	S71°30'54"W
11	C-17	675.00'	44.41'	44.41'	S69°11'33"W
11	C-18	675.00'	93.88'	93.80'	S04°59'34"E
12	C-19	675.00'	84.72'	84.68'	S02°35'13"W
13	C-20	675.00'	103.84'	103.84'	S09°11'33"W
14	C-21	675.00'	49.82'	49.81'	S14°18'37"W
14	C-22	25.00'	9.89'	9.82'	S27°30'53"W
14	C-23	50.00'	15.49'	15.43'	N29°44'16"E
15	C-24	50.00'	42.77'	41.03'	N63°12'24"W
16	C-18	50.00'	42.53'	41.28'	N51°58'20"W
17	C-17	50.00'	41.93'	40.71'	S74°40'12"W
18	C-18	50.00'	33.76'	33.00'	S35°09'22"W
18	C-19	50.00'	58.83'	53.82'	S17°53'39"E
20	C-20	25.00'	27.82'	28.41'	N18°34'28"W
20	C-21	725.00'	58.20'	58.18'	S11°03'22"W
21	C-22	725.00'	70.03'	70.00'	S08°08'00"W
23	C-23	725.00'	70.03'	70.00'	S03°34'03"W
23	C-24	725.00'	70.03'	70.00'	S04°58'00"E
24	C-25	725.00'	70.03'	70.00'	S16°02'03"E
25	C-26	70.00'	10.11'	10.11'	S16°02'03"E
26	C-27	725.00'	51.73'	51.72'	S20°51'09"E
28	C-28	25.00'	11.23'	11.13'	N16°01'52"W
27	C-29	50.00'	8.85'	8.81'	N12°48'37"E
27	C-30	50.00'	45.00'	43.50'	S02°39'50"E
28	C-31	50.00'	38.96'	38.12'	S49°37'22"E
28	C-32	50.00'	35.76'	35.00'	N89°42'57"E
30	C-33	50.00'	35.76'	35.00'	N47°44'28"E
31	C-34	50.00'	35.76'	35.00'	N08°45'59"E
32	C-35	50.00'	51.89'	49.69'	N42°28'58"E
32	C-36	25.00'	22.88'	23.37'	S17°42'22"W
32	C-37	675.00'	10.30'	10.30'	S22°07'52"E
33	C-38	675.00'	44.87'	44.88'	S19°47'23"E
33	C-39	25.00'	33.08'	33.08'	S26°04'08"W
33	C-40	625.00'	127.73'	127.61'	S17°24'44"W
34	C-41	625.00'	80.05'	80.00'	S83°24'10"W
35	C-42	625.00'	10.00'	10.00'	N89°15'30"W
36	C-43	25.00'	38.27'	38.38'	N32°20'00"W
37	C-44	225.00'	33.08'	33.08'	N16°32'46"E
43	C-45	111.13'	111.00'	111.00'	N31°42'28"E
44	C-46	225.00'	105.88'	105.00'	N62°53'01"E
45	C-47	225.00'	111.13'	110.00'	S89°28'28"E
46	C-48	25.00'	87.44'	86.89'	S84°11'30"E
47	C-49	25.00'	10.74'	10.68'	S40°45'12"E
47	C-50	50.00'	52.01'	49.70'	N58°15'02"W
48	C-51	50.00'	35.76'	35.00'	S71°27'38"W
49	C-52	50.00'	35.76'	35.00'	S102°19'18"E
50	C-53	50.00'	35.76'	35.00'	S102°19'18"E
51	C-54	50.00'	41.50'	40.32'	S54°45'10"E
51	C-55	50.00'	35.76'	35.00'	N02°45'24"E
52	C-56	25.00'	28.04'	28.04'	S89°52'59"W
52	C-57	275.00'	29.20'	29.19'	S63°19'48"E
53	C-58	275.00'	93.17'	92.72'	S75°04'39"E
54	C-59	275.00'	90.20'	85.38'	N84°43'31"E
55	C-60	275.00'	75.42'	75.19'	N87°26'37"E
55	C-61	21.32'	20.68'	20.68'	S84°00'53"W
56	C-62	25.00'	13.77'	13.58'	N55°46'58"W
56	C-63	25.00'	21.03'	21.03'	N13°44'44"W
56	C-64	50.00'	90.27'	78.50'	S43°32'29"E
57	C-65	50.00'	43.51'	42.18'	N59°48'15"E
58	C-66	50.00'	48.68'	45.00'	N07°07'48"W
58	C-67	50.00'	60.72'	57.06'	N52°24'19"W
59	C-68	25.00'	21.03'	20.41'	S64°08'08"E
59	C-69	25.00'	35.08'	32.27'	S00°11'44"W
59	C-70	275.00'	49.30'	49.30'	N31°12'22"E
60	C-71	275.00'	83.74'	83.42'	N21°23'29"E
61	C-72	510.00'	81.10'	81.01'	N06°28'09"W
62	C-73	510.00'	61.80'	61.80'	N14°28'45"W
64	C-74	25.00'	38.27'	38.28'	S57°40'00"E
64	C-75	175.00'	49.36'	49.20'	S85°24'51"E
65	C-76	175.00'	51.42'	51.23'	N78°09'18"E
65	C-77	25.00'	35.38'	35.38'	N81°17'30"E
65	C-78	757.61'	108.26'	108.26'	N19°51'12"W
68	C-79	757.61'	97.88'	97.88'	N19°04'58"W
CENTERLINE CURVE DATA					
C-1	160.00'	88.38'	88.38'	N81°10'00"E	
C-2	650.00'	435.53'	430.00'	S83°21'04"W	
C-3	700.00'	180.35'	180.00'	S20°42'20"E	
C-4	700.00'	401.87'	386.19'	S02°14'44"W	
C-5	700.00'	582.02'	547.08'	S04°19'01"E	
C-6	250.00'	527.80'	435.00'	N73°07'31"E	
C-7	250.00'	162.88'	160.00'	N31°18'47"E	
C-8	250.00'	384.74'	333.24'	S88°12'42"E	



LEGEND:

- PC=POINT OF CURVATURE
- PT=POINT OF TANGENCY
- PI=POINT OF INTERSECTION
- PRC=POINT OF REVERSE CURVATURE
- POC=POINT OF COMPOUND CURVATURE
- R=RADIUS
- CH=CHORD
- L=LENGTH
- MSL=MEAN SEA LEVEL
- SEC=SECTION
- =STREET NAME CHANGE POINT
- CDE=ARMY CORPS OF ENGINEERS
- DER=DEPARTMENT OF ENVIRONMENTAL REGULATION
- SJRWMD=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- (R)=RADIAL LOT LINE
- Δ=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- ORV=OFFICIAL RECORDS VOLUME
- PG=PAGE
- C=CENTERLINE
- JURIS LINE=ARMY CORPS OF ENGINEERS, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND DEPARTMENT OF ENVIRONMENTAL REGULATION WETLAND JURISDICTION LINE

GRAPHIC SCALE

1 inch = 100 ft

PREPARED BY:

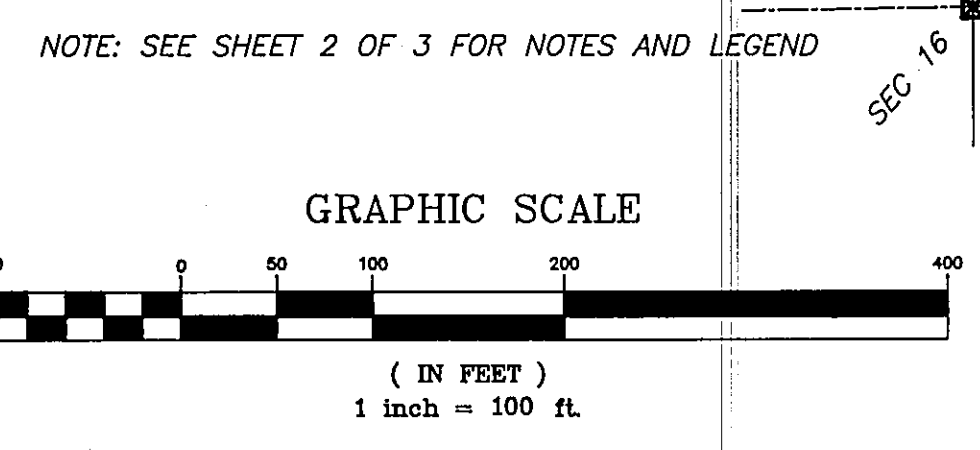
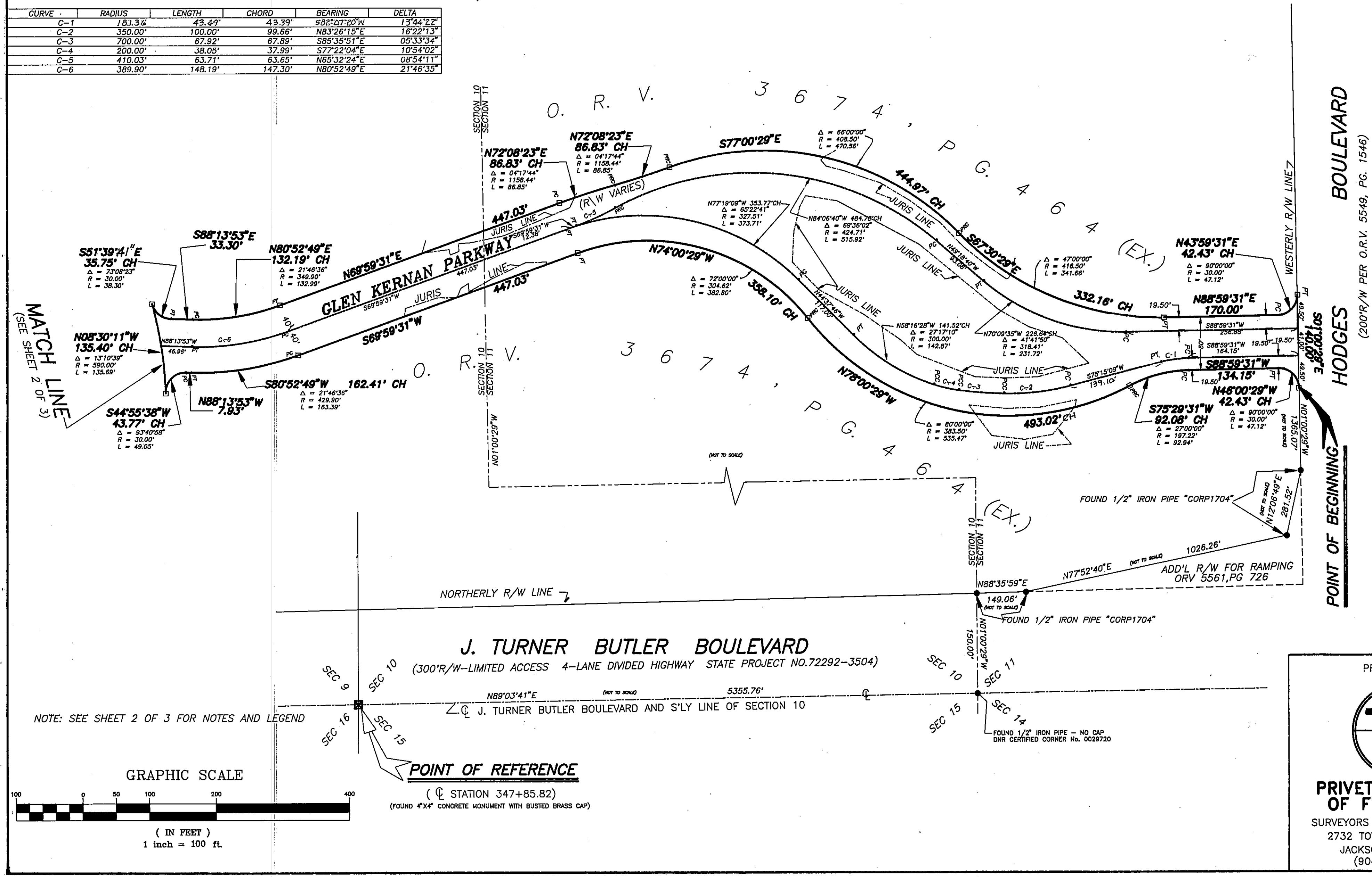
**PRIVETT & ASSOC. OF FLORIDA, INC.**  
 SURVEYORS AND LAND PLANNERS  
 2732 TOWNSEND BOULEVARD  
 JACKSONVILLE, FLORIDA  
 (904) 743-7658

# RIVERBROOK AT GLEN KERNAN - UNIT ONE

BEING A PORTION OF SECTIONS 10 AND 11,  
TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 3 OF 3  
PSD 92-044

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	181.34'	43.49'	43.39'	S82°07'20"W	13°44'22"
C-2	350.00'	100.00'	99.66'	N83°26'15"E	16°22'13"
C-3	700.00'	67.92'	67.89'	S85°35'51"E	05°33'34"
C-4	200.00'	38.05'	37.99'	S77°22'04"E	10°54'02"
C-5	410.03'	63.71'	63.65'	N65°32'24"E	08°54'11"
C-6	389.90'	148.19'	147.30'	N80°52'49"E	21°46'35"



**POINT OF REFERENCE**  
(C) STATION 347+85.82  
(FOUND 4"x4" CONCRETE MONUMENT WITH BUSTED BRASS CAP)

PREPARED BY:

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