

# RIVERBROOK AT GLEN KERNAN UNIT TWO

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

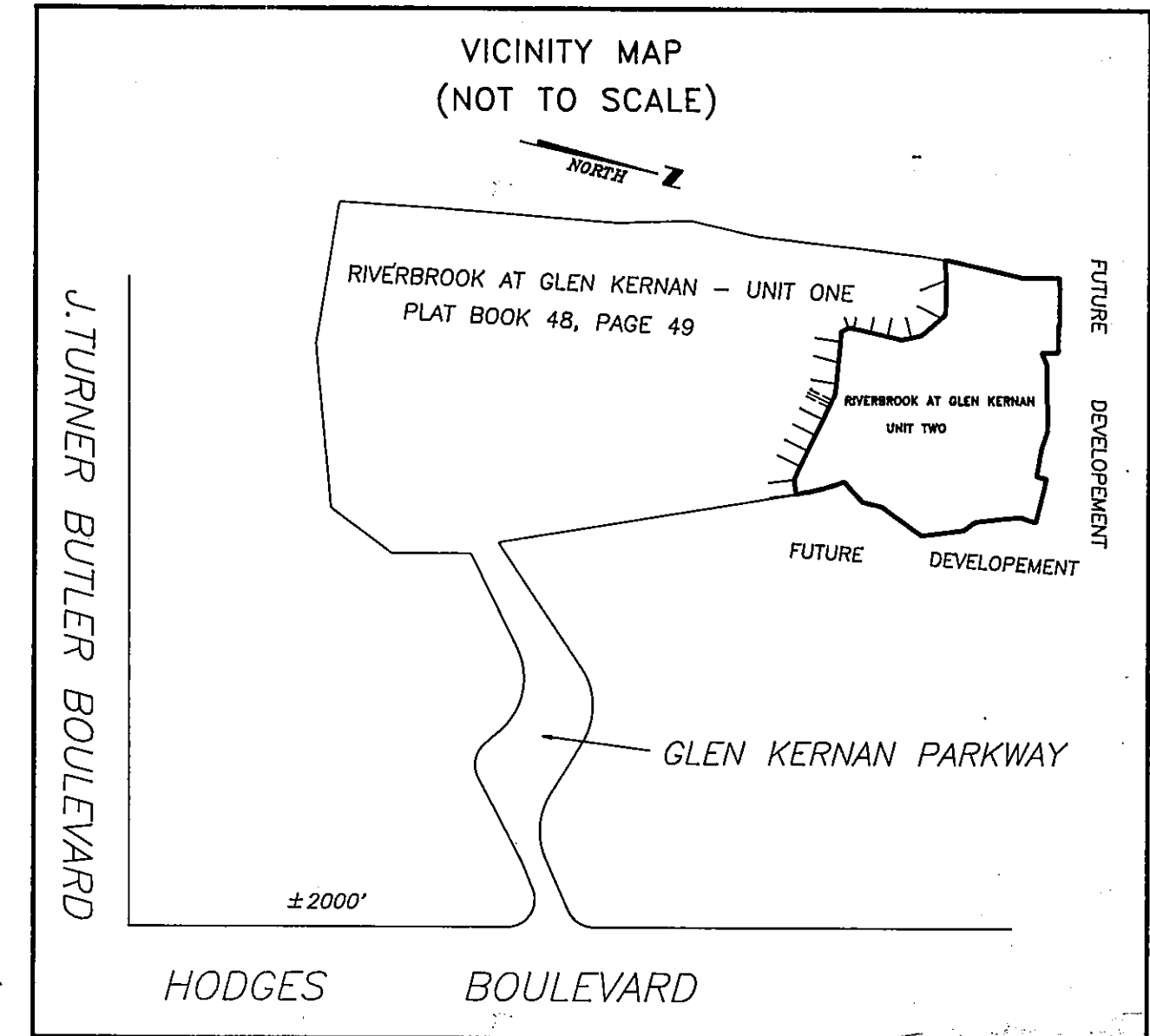
**CAPTION:**

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF RIVERBROOK AT GLEN KERNAN UNIT ONE ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 49 THROUGH 49B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 69°40'20" WEST, ALONG THE NORTHERLY LINE OF PEBBLEBROOK DRIVE (A 60-FOOT RIGHT-OF-WAY ACCORDING TO LAST MENTIONED PLAT) 60.0 FEET; THENCE ALONG THE NORTHERLY, NORTHEASTERLY AND EASTERLY LINES OF SAID RIVERBROOK AT GLEN KERNAN UNIT ONE, THE FOLLOWING 8 COURSES; COURSE NO. 1: THENCE NORTH 77°20'00" WEST, 381.04 FEET; COURSE NO. 2: THENCE SOUTH 82°30'00" WEST, 250.0 FEET; COURSE NO. 3: THENCE NORTH 45°00'00" WEST, 35.0 FEET; COURSE NO. 4: THENCE NORTH 00°00'00" EAST, 220.0 FEET; COURSE NO. 5: THENCE NORTH 25°25'53" WEST, 80.0 FEET; COURSE NO. 6: THENCE NORTH 54°13'19" WEST, 130.0 FEET; COURSE NO. 7: THENCE SOUTH 77°41'17" WEST, 130.0 FEET; COURSE NO. 8: THENCE SOUTH 73°00'21" WEST, 90.0 FEET; THENCE NORTH 00°00'00" EAST, 325.0 FEET; THENCE NORTH 13°00'00" WEST, 146.72 FEET; THENCE NORTH 77°00'00" EAST, 190.0 FEET; THENCE SOUTH 13°00'00" EAST, 67.0 FEET; THENCE NORTH 77°00'00" EAST, 110.0 FEET; THENCE SOUTH 13°00'00" EAST, 67.0 FEET; THENCE NORTH 51°51'12" EAST, 53.39 FEET; THENCE NORTH 77°00'00" EAST, 129.35 FEET; THENCE NORTH 72°54'52" EAST, 70.18 FEET; THENCE NORTH 79°35'01" EAST, 73.23 FEET; THENCE SOUTH 82°49'03" EAST, 66.91 FEET; THENCE NORTH 87°05'27" EAST, 116.37 FEET; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 530.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00°35'37" WEST, 42.83 FEET; THENCE SOUTH 89°02'50" EAST, 181.93 FEET; THENCE SOUTH 8°00'00" WEST, 67.0 FEET; THENCE SOUTH 19°00'00" EAST, 180.0 FEET; THENCE SOUTH 50°00'00" EAST, 60.0 FEET; THENCE SOUTH 20°00'00" EAST, 170.0 FEET; THENCE SOUTH 23°00'00" WEST, 200.0 FEET; THENCE SOUTH 00°00'00" EAST, 80.0 FEET; THENCE SOUTH 35°00'00" WEST, 110.0 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 800.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 27°29'23" EAST, 199.48 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 17.80 ACRES, MORE OR LESS.

**ADOPTION AND DEDICATION:**

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, INC. IS THE LAWFULL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS RIVERBROOK AT GLEN KERNAN UNIT TWO, HAVING 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 SAID LANDS. ALL RIGHT-OF-WAYS AND UNOBSTRUCTED DRAINAGE EASEMENTS ARE HEREBY IRREVOCABLY, WITHOUT RESERVATION, DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS. THE PRIVATE EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEEES. THE DRAINAGE EASEMENTS THROUGH AND OVER THE STORM DRAINAGE RETENTION/ DETENTION AREA 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 WITH THE LAND; (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE AND ITS SUCCESSORS AND ASSIGNS TO DISCHARGE INTO SAID STORM DRAINAGE RETENTION/ DETENTION AREAS AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON 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 AND THROUGH SAID STORM DRAINAGE RETENTION/ DETENTION AREAS AND TREATMENT SYSTEMS WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES 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 STORM DRAINAGE RETENTION/ DETENTION AREAS 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 STORM DRAINAGE RETENTION/ DETENTION AREAS 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 OR 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 PLATED OR OF THE STORM DRAINAGE RETENTION/ DETENTION AREAS AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE STORM DRAINAGE RETENTION/ DETENTION AREAS 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., DEVELOPER AND OWNER OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY, PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, OR AT, OR FROM THE STORM DRAINAGE RETENTION/ DETENTION AREAS AND TREATMENT SYSTEMS ABOVE, OR ANY PART THEREOF, OR OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF HUTSON LAND COMPANY, INC., ITS AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN RIVERBROOK AT GLEN KERNAN UNIT TWO. 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 "J.E.A. EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.



APPROVED  
DATE: 10-27-94  
For Director of Public Works  
By: Dulip R. Ginning  
City Engineer  
For General Counsel  
By: James Mitchell 10/28/94

**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 94-421-197 of said City, adopted by its Council and by its Mayor.

Signed this 23<sup>rd</sup> day of May, A.D., 1994.  
James E. Mann  
Director of Public Works

Date 10/28/94

IN WITNESS WHEREOF THE ABOVE NAMED HUTSON LAND COMPANY, INC. HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 12 DAY OF July A.D., 1994

**CLERK'S CERTIFICATE: 94-173352**

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 49 Pages 41, 41A, 41B of the Public Records of Duval County, Florida.

Signed this 28<sup>th</sup> day of October, A.D., 1994.  
Henry W. Cook  
Clerk: Henry W. Cook

By: M. Y. Adams  
Deputy Clerk

**SURVEYORS CERTIFICATE:**

This is to certify that the 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 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 5<sup>th</sup> day of JULY, A.D., 1994.

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

WITNESSES:  
FIRST UNION NATIONAL BANK OF FLORIDA  
ELIZABETH TERRELL  
Witness:  
TIMOTHY R. POE, Vice President  
FIRST UNION National Bank of Florida

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July A.D., 1994, by TIMOTHY R. POE, Vice President, FIRST UNION National Bank of Florida, he is personally known to me and no oath was taken.

Elizabeth Terrell My Commission Expires  
Notary Public, State of Florida, at Large

WITNESSES:  
Deborah H. Dunbar Donald P. Hinson, President  
Deborah H. Dunbar Hutson Land Company, Inc.  
Witness: Deborah H. Dunbar

STATE OF FLORIDA  
COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me this 12 day of July A.D., 1994, by Donald P. Hinson, President, Hutson Land Company, Inc., he is personally known to me and no oath was taken.

Don P. Hinson My Commission Expires: January 30, 1996  
Notary Public, State of Florida, at Large

GREGORY A. BOWLES  
MY COMMISSION # CC 177176 EXPIRES  
January 30, 1996  
BOWLES TRUSTEY FIRM SURVEYOR, INC.

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

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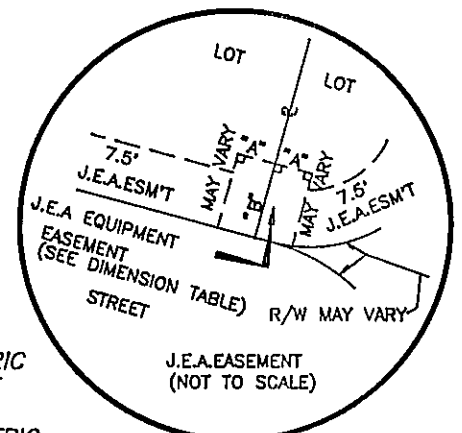
RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	25.00'	34.30'	20.47'	31.67'	S74°01'03"E	78°36'27"
C-2	25.00'	23.54'	12.73'	22.68'	S77°48'15"W	53°57'34"
C-3	25.00'	8.84'	4.47'	8.80'	N40°41'33"E	20°15'51"
C-4	25.00'	32.39'	18.92'	30.17'	N08°36'54"E	74°13'25"
C-5	150.00'	29.43'	14.78'	29.39'	S22°52'32"E	11°14'33"
C-6	25.00'	15.00'	7.74'	14.78'	S63°32'44"E	34°23'06"
C-7	25.00'	23.59'	12.75'	22.72'	N72°13'55"E	54°03'37"
C-8	25.00'	14.91'	7.68'	14.69'	S36°42'33"W	34°09'38"
C-9	25.00'	22.30'	11.96'	21.57'	N05°55'44"W	51°06'56"
C-10	25.00'	42.49'	28.45'	37.56'	S80°47'41"E	97°22'51"
C-11	25.00'	11.28'	5.74'	11.19'	S57°04'04"W	25°51'38"
C-12	25.00'	6.28'	3.18'	6.26'	S36°56'39"W	14°23'12"
C-13	25.00'	19.63'	10.42'	19.31'	S84°32'07"E	43°28'34"
C-14	25.00'	1.89'	0.95'	1.89'	S70°34'28"W	04°20'17"
C-15	25.00'	42.46'	28.42'	37.54'	S02°18'26"W	97°19'14"
C-16	175.00'	23.76'	11.90'	23.74'	S42°27'50"E	07°46'41"
C-17	25.00'	46.12'	33.09'	39.86'	N28°14'14"E	105°42'32"
C-18	475.00'	19.11'	9.55'	19.10'	S21°08'33"E	02°18'17"
C-19	210.00'	16.81'	8.41'	16.81'	N12°40'12"E	04°35'16"



DIMENSION TABLE

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

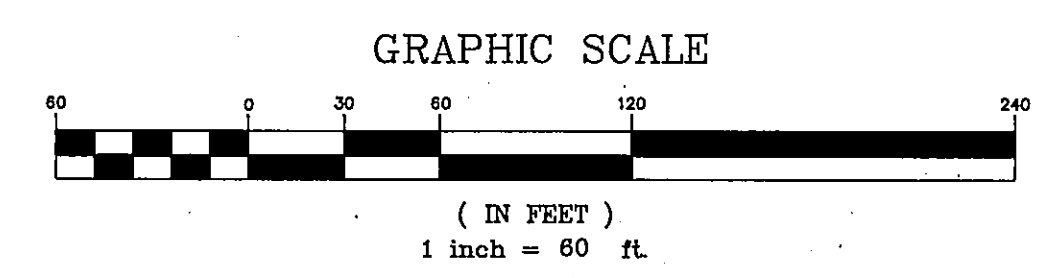
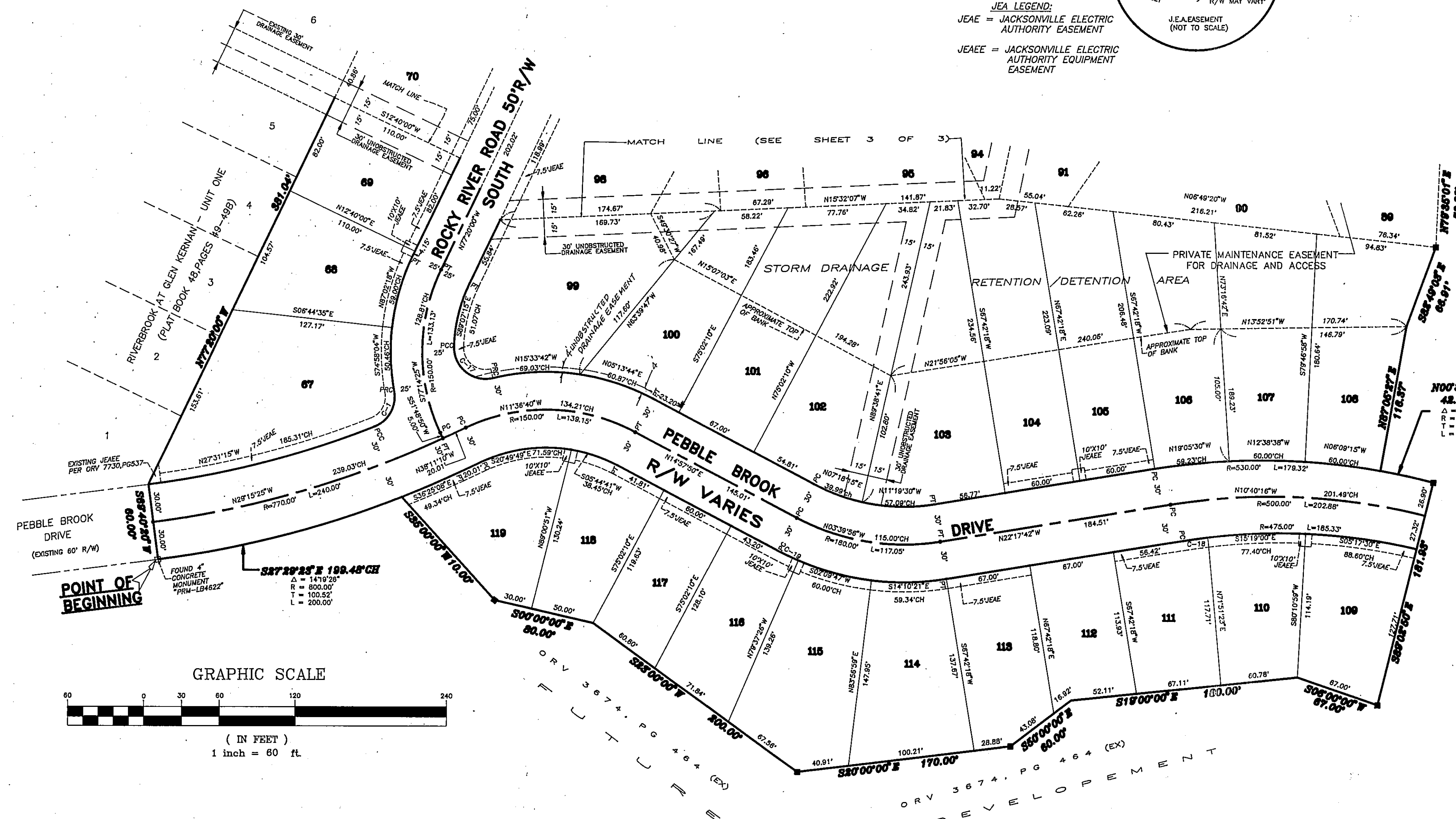


JEA LEGEND:  
 JEA = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT  
 JEAE = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT

NOTES:  
 1) BEARINGS SHOWN HEREON REFER TO N77°20'00"W FOR A NORTHERLY LINE OF RIVERBROOK AT GLEN KERNAN 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  
 6) CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (JEA) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM

LEGEND:  
 PC=POINT OF CURVATURE  
 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  
 ---=STREET NAME CHANGE

R/W=RIGHT-OF-WAY  
 FB=PLAT BOOK  
 MB=MAP BOOK  
 DB=DEED BOOK  
 ORV=OFFICIAL RECORDS VOLUME  
 PG=PAGE  
 C=CENTERLINE  
 (R)=RADIAL LOT LINE  
 Δ=DELTA ANGLE



ORV 3674, PG 464 (EX)

PREPARED BY:

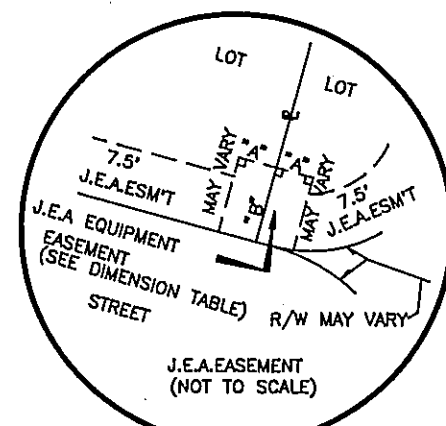
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**DIMENSION TABLE**

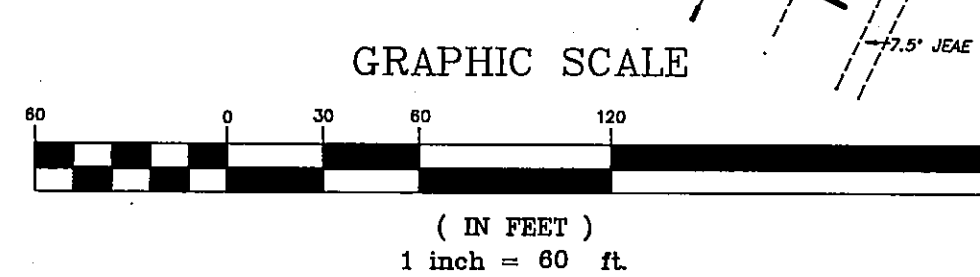
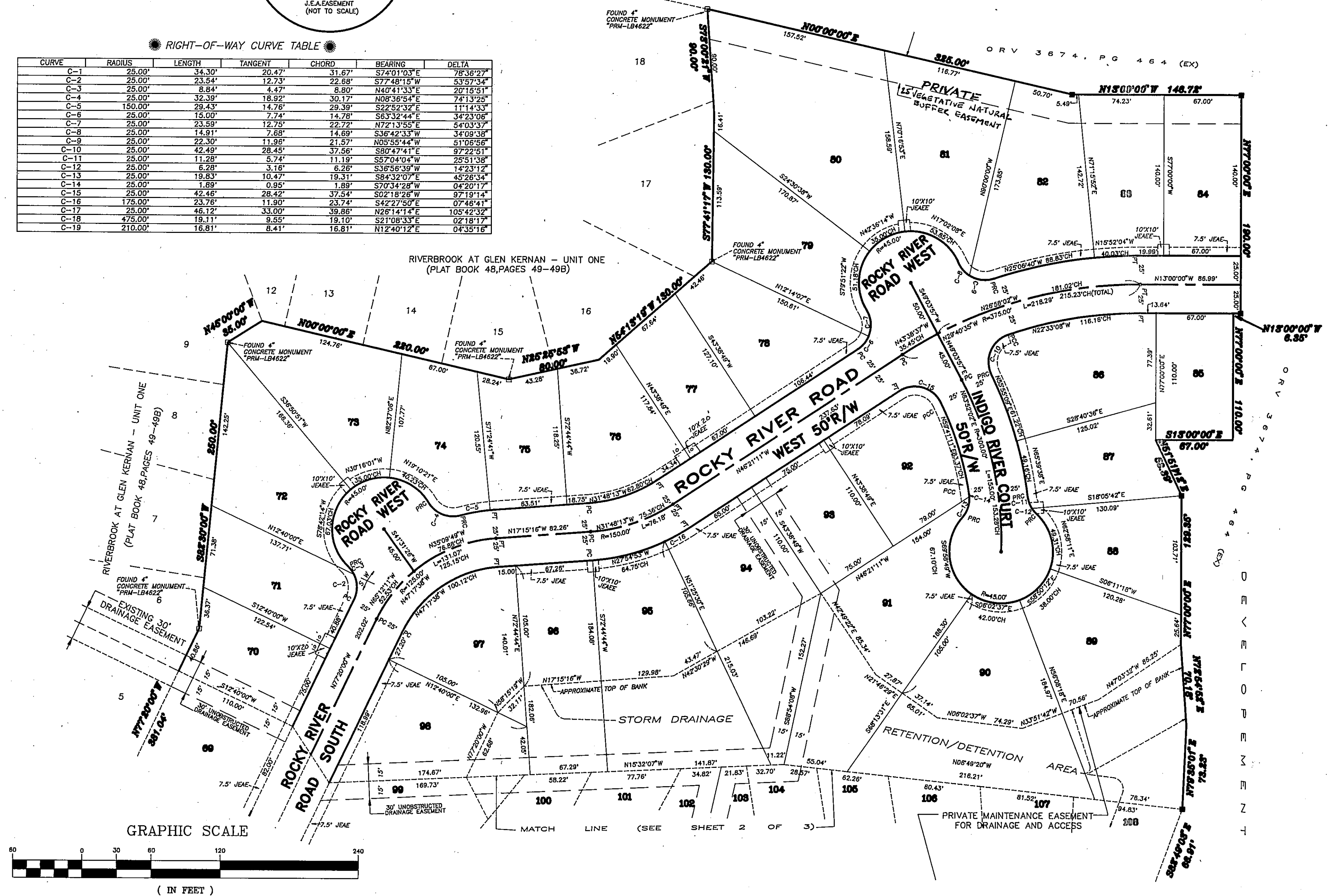
*X	5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
*B	10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT



**JEA LEGEND:**  
 JEA = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT  
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SEE SHEET SHEET 2 OF 3 FOR GENERAL NOTES AND LEGENDS