

RIVERBROOK AT GLEN KERNAN UNIT SIX

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

PLAT BOOK 51 PAGE 84
PAGE 1 OF 2 PAGES

CAPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 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 THE POINT OF BEGINNING COMMENCE AT THE NORTHEASTERLY CORNER OF RIVERBROOK AT GLEN KERNAN UNIT FOUR, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 51, PAGES 27 THROUGH 27B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 88°43'01"WEST, ALONG THE NORTHERLY LINE OF SAID RIVERBROOK AT GLEN KERNAN UNIT FOUR, 287.26 FEET TO A NORTHWESTERLY CORNER THEREOF; THENCE NORTH 09°59'12"WEST, 279.15 FEET TO THE SOUTHERLY LINE OF JOHNS CREEK UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 49, PAGES 4 THROUGH 4K OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 78°53'27"EAST, 652.01 FEET TO THE SOUTHEASTERLY CORNER OF SAID JOHNS CREEK UNIT ONE; THENCE SOUTH 01°16'59"WEST, TO AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED AS PARCEL "A" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 8512, PAGE 2176, 917.84 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 06°40'45"WEST, CONTINUING ALONG LAST MENTIONED WESTERLY LINE, 251.32 FEET; THENCE SOUTH 70°00'00"WEST, 417.46 FEET TO THE SOUTHEASTERLY CORNER OF SAID RIVERBROOK AT GLEN KERNAN UNIT FOUR; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID RIVERBROOK AT GLEN KERNAN UNIT FOUR, THE FOLLOWING 8 COURSES, COURSE NO.1: NORTH 20°00'00"WEST, 115.0 FEET; COURSE NO.2: NORTH 70°00'00"EAST, 10.0 FEET; COURSE NO.3: NORTH 20°00'00"WEST, 50.0 FEET; COURSE NO.4: SOUTH 70°00'00"WEST, 10.0 FEET; COURSE NO.5: NORTH 20°00'00"WEST, 110.0 FEET; COURSE NO.6: NORTH 70°00'00"EAST, 210.0 FEET; COURSE NO.7: NORTH 46°44'19"EAST, 30.54 FEET; COURSE NO.8: NORTH 01°16'59"EAST, 551.99 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 11.35 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION:

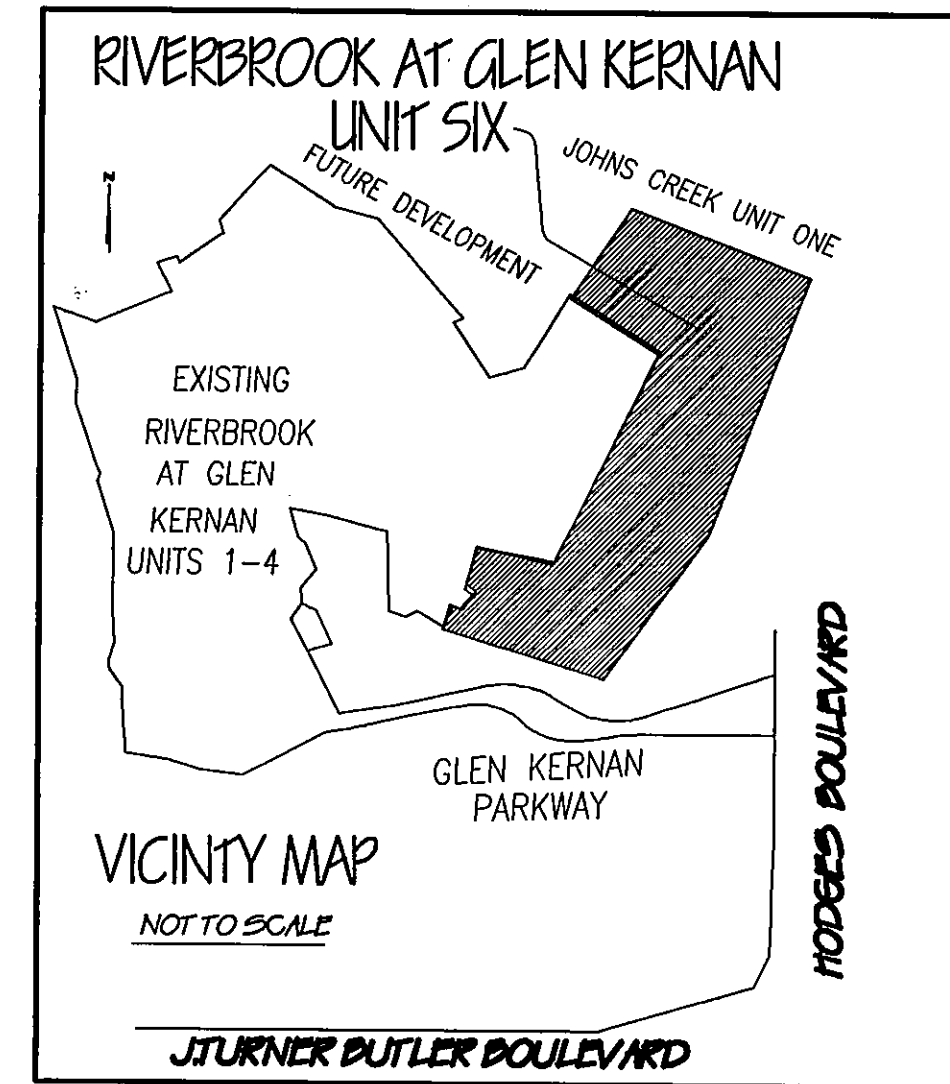
TAXES PAID THRU 1997 *mw*

THIS IS TO CERTIFY THAT HUTSON LAND COMPANY, 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 RIVERBROOK AT GLEN KERNAN UNIT SIX AND THAT FIRST UNION NATIONAL BANK IS THE HOLDER OF THE MORTGAGE ON SAID LANDS, 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, AND EASEMENTS FOR DRAINAGE, EXCEPT THE PRIVATE DRAINAGE EASEMENTS WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, 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.' 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 HUTSON LAND COMPANY, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 15 DAY OF December, A.D., 1997



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 CHAPTER 654, ORDINANCE CODE

THIS 13th DAY OF February, A.D., 1998
James W. Moore
DIRECTOR OF PUBLIC WORKS DATE

Approved 2/20/98
Date
J. Hall
City Engineer
for Director of Public Works
Approved 2-20-98
Date
Sheila C. Moore
for General Counsel

FIRST UNION NATIONAL BANK

WITNESS: John H. Mims Margaret J. Tharrington
JOHN H. MIMS MARGARET J. THARRINGTON, SENIOR VICE PRESIDENT
FIRST UNION NATIONAL BANK

WITNESS: Lorretta Cross
LORRETTA CROSS

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Dec., A.D., 1997 BY MARGARET J. THARRINGTON, SENIOR VICE PRESIDENT, FIRST UNION NATIONAL BANK. SHE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.
Susan G. Moore 1-17-99
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

SUSAN G. MOORE
Notary Public, State of Florida
My Comm. Expires Jan. 17, 1999
Commission No. CC433712
Elected thru Cecil W. Powell Co.

HUTSON LAND COMPANY, INC.

WITNESS: Elinore C. Cox Donald P. Hinson
ELINORE C. COX DONALD P. HINSON, PRESIDENT OF
HUTSON LAND COMPANY, INC.

WITNESS: Deborah H. Dunbar
DEBORAH H. DUNBAR

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Dec., A.D., 1997 BY DONALD P. HINSON, PRESIDENT OF HUTSON LAND COMPANY, INC. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.
Elinore C. Cox 11-15-2001
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

ELINORE C. COX
Notary Public - State of Florida
My Commission Expires Nov 15, 2001
Commission # CC687638

PREPARED BY:

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

CLERK'S CERTIFICATE: 98-039895

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 84, 84A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 24th DAY OF February, A.D., 1998
Henry W. Cook BY: My O'Dom
CLERK: HENRY W. COOK 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 14th DAY OF DECEMBER, A.D., 1997

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

PSD NO. 94-003
CD NO. 108216

RIVERBROOK AT GLEN KERNAN UNIT SIX

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

GENERAL NOTES AND LEGEND

- BEARINGS SHOWN HEREON REFER TO N15°19'51"W FOR AN EASTERLY LINE OF RIVERBROOK AT GLEN KERNAN UNIT TWO AS SHOWN HEREON
- DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774"
- DENOTES PERMANENT CONTROL POINT STAMPED "RLS 4774"
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE UNLESS OTHERWISE NOTED

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

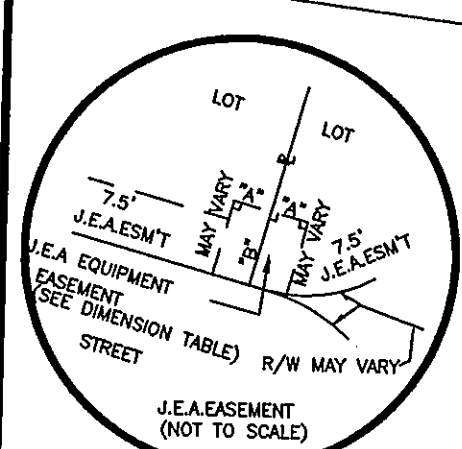
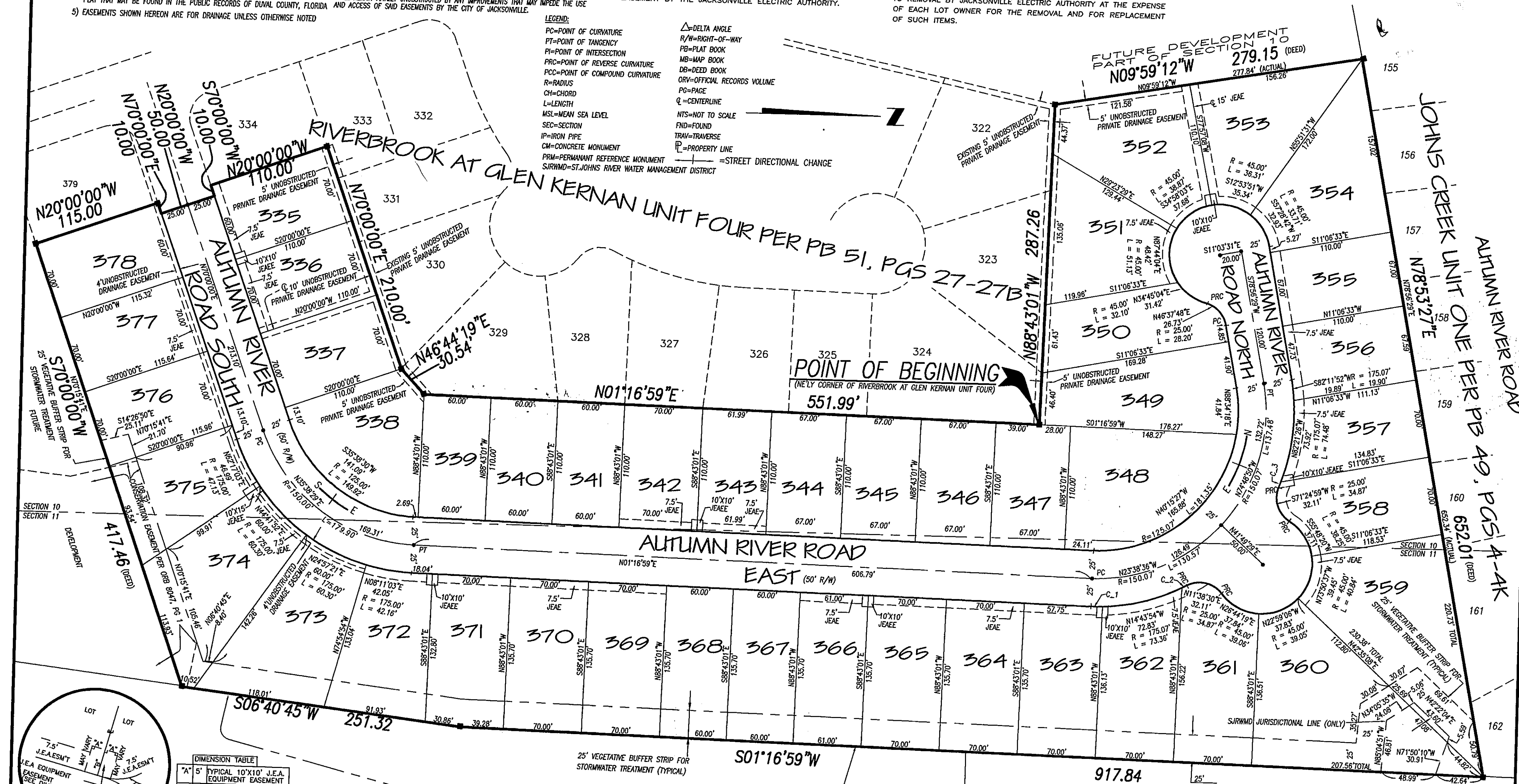
THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE CITY OF JACKSONVILLE.

CERTAIN EASEMENTS ARE RESERVED FOR THE JACKSONVILLE ELECTRIC AUTHORITY ELECTRICAL DISTRIBUTION SYSTEM. 'J.E.A.E.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. NOTES:

'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:**
- 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
 - IP=IRON PIPE
 - CM=CONCRETE MONUMENT
 - PRM=PERMANENT REFERENCE MONUMENT
 - SURVWD=ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - Δ=DELTA ANGLE
 - R/W=RIGHT-OF-WAY
 - PB=PLAT BOOK
 - MB=MAP BOOK
 - DB=DEED BOOK
 - ORV=OFFICIAL RECORDS VOLUME
 - PG=PAGE
 - Q=CENTERLINE
 - NTS=NOT TO SCALE
 - FND=FOUND
 - TRAV=TRAVERSE
 - PL=PROPERTY LINE
 - =STREET DIRECTIONAL CHANGE

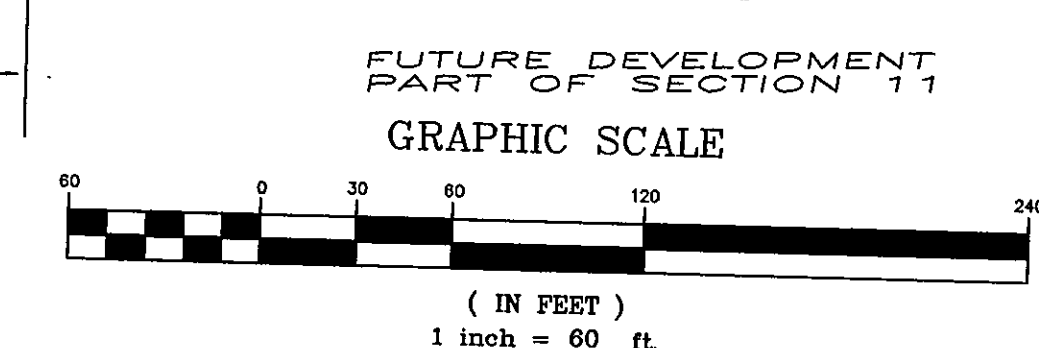


DIMENSION TABLE

"A"	5'	TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT
"A"	5'	TYPICAL 5'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10'X15' J.E.A. EQUIPMENT EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	175.07'	12.25'	6.13'	12.25'	S07°43'18"E	04°00'33"
C-2	175.07'	4.84'	2.42'	4.84'	N27°31'42"W	01°35'02"
C-3	175.07'	4.73'	2.36'	4.73'	N69°23'42"W	01°32'43"



PREPARED BY:

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