

# Glen Kernan Golf and Country Club Unit One

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

PLAT BOOK 51 PAGE 2  
 PAGE 1 OF 8 PAGES  
 TAXES PAID THRU 1996

## CAPTION:

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 A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF GLEN KERNAN PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY PER 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 IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 7828, PAGE 1030, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 510.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 01°22'21" WEST, 58.47 FEET TO THE SOUTHWESTERLY CORNER OF LAST MENTIONED LANDS, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 510.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 60°38'52" WEST, 845.51 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 840.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 74°10'14" WEST, 315.0 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 84°58'39" WEST, 333.97 FEET; THENCE NORTH 14°00'00" WEST, 198.85 FEET; THENCE NORTH 08°00'00" EAST, 89.36 FEET; THENCE NORTH 21°00'00" WEST, 277.41 FEET; THENCE NORTH 69°00'00" EAST, 10.0 FEET; THENCE NORTH 03°00'00" EAST, 490.0 FEET; THENCE NORTH 82°00'00" WEST, 10.0 FEET; THENCE NORTH 08°00'00" EAST, 320.95 FEET; THENCE SOUTH 70°43'32" WEST, 271.13 FEET; THENCE NORTH 19°16'28" WEST, 5.89 FEET; THENCE SOUTH 70°43'32" WEST, 290.0 FEET; THENCE SOUTH 26°09'02" EAST, 126.83 FEET; THENCE SOUTH 15°54'15" EAST, 428.06 FEET; THENCE SOUTH 19°15'07" WEST, 503.34 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1470.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 52°05'10" WEST, 440.90 FEET; THENCE NORTH 46°32'20" EAST, 180.0 FEET; THENCE NORTH 16°02'35" WEST, 141.15 FEET; THENCE NORTH 35°21'42" WEST, 352.09 FEET; THENCE NORTH 15°18'59" WEST, 869.87 FEET; THENCE NORTH 49°56'01" WEST, 186.44 FEET; THENCE SOUTH 51°00'54" WEST, 176.87 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 30.0 FEET; A CHORD BEARING AND DISTANCE OF SOUTH 05°09'26" WEST, 43.06 FEET; THENCE SOUTH 42°20'42" WEST, 60.48 FEET; THENCE SOUTH 36°41'01" WEST, 282.55 FEET; THENCE SOUTH 27°39'18" EAST, 160.77 FEET; THENCE SOUTH 14°05'52" EAST, 546.73 FEET; THENCE NORTH 75°00'00" EAST, 270.0 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1530.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 40°44'59" EAST, 1063.11 FEET; THENCE SOUTH 09°08'10" EAST, 339.76 FEET; THENCE SOUTH 31°30'17" EAST, 270.49 FEET; THENCE SOUTH 48°21'34" EAST, 263.98 FEET; THENCE SOUTH 03°06'25" WEST, 184.45 FEET; THENCE SOUTH 13°36'18" WEST, 218.93 FEET; THENCE SOUTH 72°16'33" WEST, 200.0 FEET; THENCE SOUTH 16°44'15" EAST, 155.0 FEET; THENCE SOUTH 02°51'14" WEST, 50.0 FEET; THENCE SOUTH 87°08'46" EAST, 28.71 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 375.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 84°53'29" EAST, 103.89 FEET; THENCE SOUTH 13°04'15" EAST, 211.34 FEET; THENCE NORTH 89°03'41" EAST, 365.86 FEET; THENCE NORTH 41°24'33" WEST, 218.53 FEET; THENCE NORTH 36°27'11" EAST, 227.32 FEET; THENCE NORTH 21°44'54" EAST, 50.01 FEET; THENCE NORTH 13°07'08" EAST, 163.71 FEET; THENCE SOUTH 77°49'12" EAST, 80.0 FEET; THENCE NORTH 34°21'19" EAST, 164.0 FEET; THENCE NORTH 74°00'00" WEST, 114.07 FEET; THENCE NORTH 06°00'00" WEST, 284.34 FEET; THENCE NORTH 33°00'00" WEST, 219.27 FEET; THENCE NORTH 14°00'00" WEST, 230.15 FEET; THENCE SOUTH 84°58'39" EAST, 306.39 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 760.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 74°10'14" EAST, 285.0 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 590.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 81°59'36" EAST, 670.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°21'00" EAST, 152.14 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 250.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 19°44'52" EAST, 231.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 300.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 01°38'30" WEST, 64.93 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7828, PAGE 1030; THENCE NORTH 85°20'29" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, 80.0 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 48.06 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 ONE, 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.

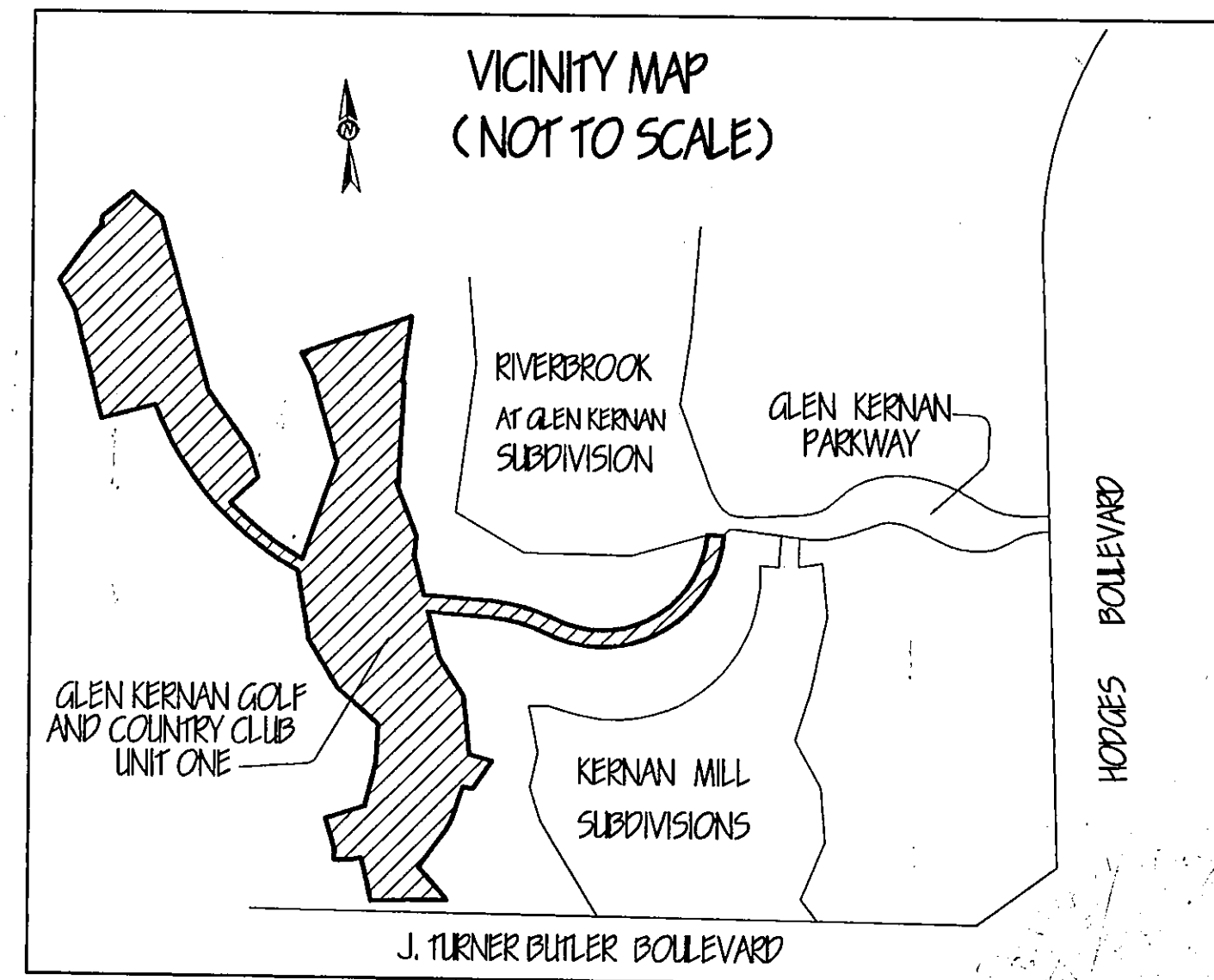
UNOBSTRUCTED EASEMENTS FOR SERVICE AND MAINTENANCE OF THE WATER AND SEWER SYSTEMS SHOWN WITHIN THE PRIVATE ROADWAYS AND ON THE INDIVIDUAL PROPERTIES ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.

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.

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 JANUARY A.D., 1997



## CLERK'S CERTIFICATE: 97-016131

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 2-26 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 24th DAY OF JANUARY, A.D., 1997

Henry W. Cook  
 CLERK: HENRY W. COOK

BY: A. C. Odom  
 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 JANUARY A.D., 1997

John M. James

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

## 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.

BY: Sam G. Morris  
 DIRECTOR OF PUBLIC WORKS 1/24/97  
 DATE



HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: John M. James

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

WITNESS: Jequelyn N. Strickland

STATE OF FLORIDA  
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF JANUARY A.D., 1997 BY DAWSON A. McQUAIG, VICE PRESIDENT, HODGES BLVD. DEVELOPMENT GROUP, INC. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

John R. Cathey  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES:



PSD NO. 96-010  
 CD NO. 1855.1

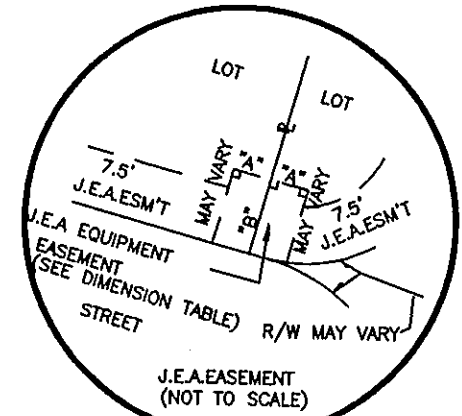
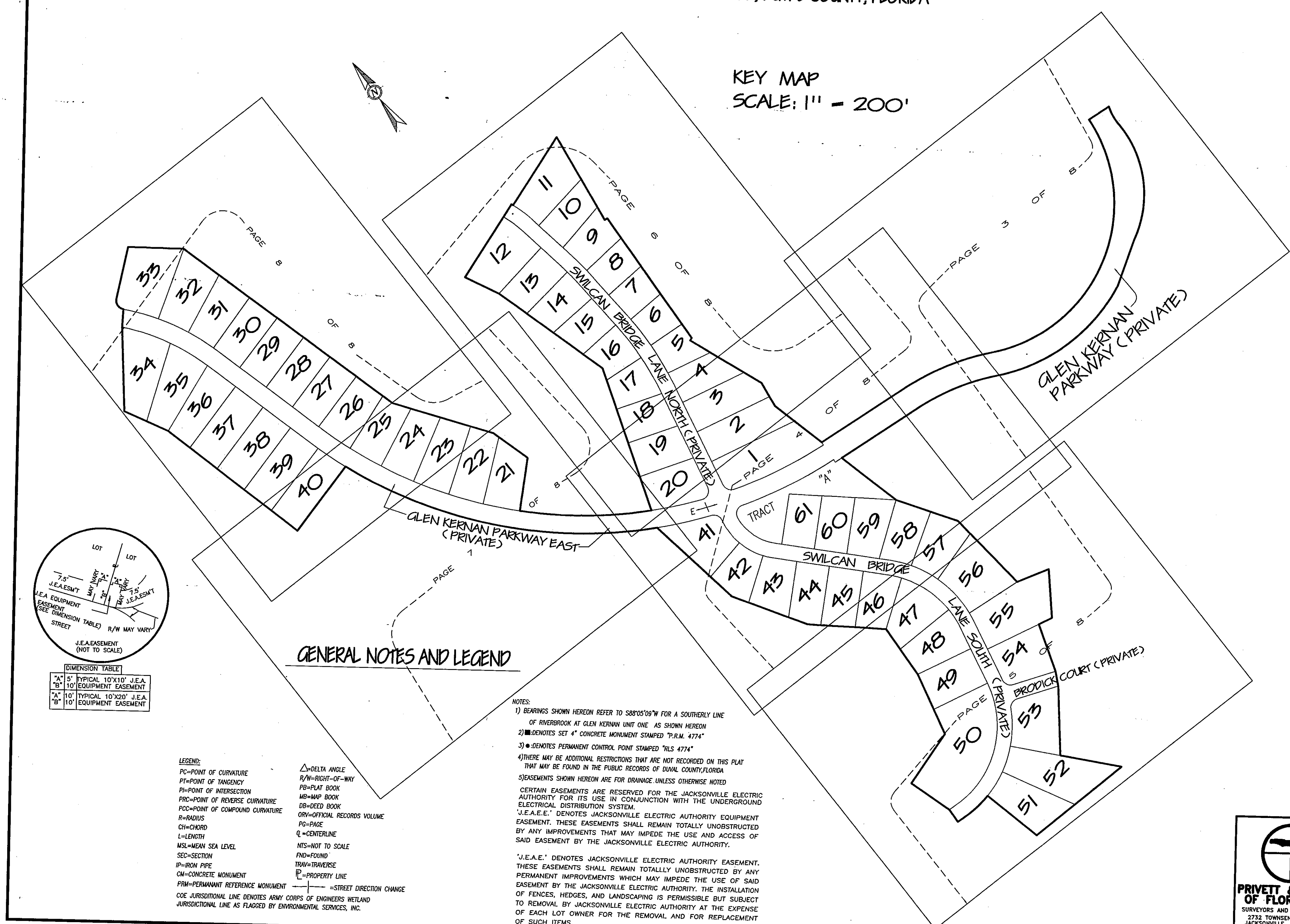
# Glen Kernan Golf and Country Club Unit One

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

PLAT BOOK 51 PAGE 2A

PAGE 2 OF 8 PAGES

KEY MAP  
SCALE: 1" = 200'



DIMENSION TABLE	
"A" 5'	TYPICAL 10'x10' J.E.A.
"B" 10'	EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10'x20' J.E.A.
"B" 10'	EQUIPMENT EASEMENT

## GENERAL NOTES AND LEGEND

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  - 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
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  - PG=PAGE
  - CL=CENTERLINE
  - NTS=NOT TO SCALE
  - FND=FOUND
  - TRAV=TRAVERSE
  - PL=PROPERTY LINE
  - =STREET DIRECTION CHANGE

- NOTES:**
- 1) BEARINGS SHOWN HEREON REFER TO S88°05'09"W FOR A SOUTHERLY 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

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.

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**PRIVETT & ASSOC.  
OF FLORIDA, INC.**  
SURVEYORS AND LAND PLANNERS  
2732 TOWNSEND BOULEVARD  
JACKSONVILLE, FLORIDA 32211  
(904) 743-7656

# Glen Kernan Golf and Country Club Unit One

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

## GENERAL NOTES AND LEGEND

**LEGEND:**

PC=POINT OF CURVATURE  
 PT=POINT OF TANGENCY  
 PI=POINT OF INTERSECTION  
 PRC=POINT OF REVERSE CURVATURE  
 PCC=POINT OF COMPOUND CURVATURE  
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 CODE JURISDICTIONAL LINE DENOTES ARMY CORPS OF ENGINEERS WETLAND JURISDICTIONAL LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.

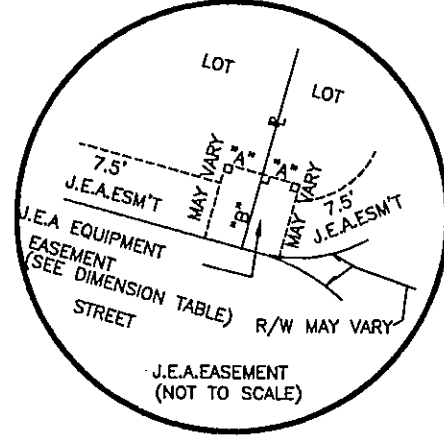
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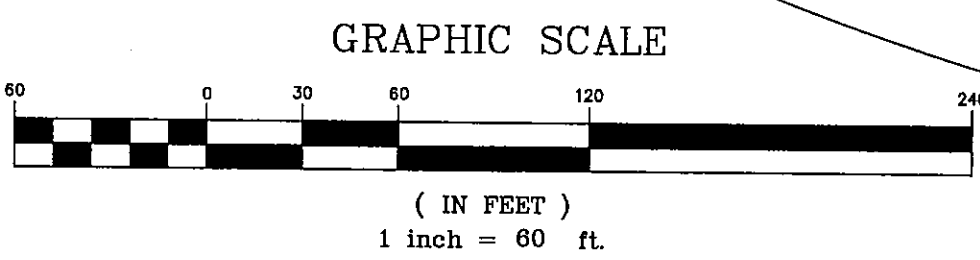
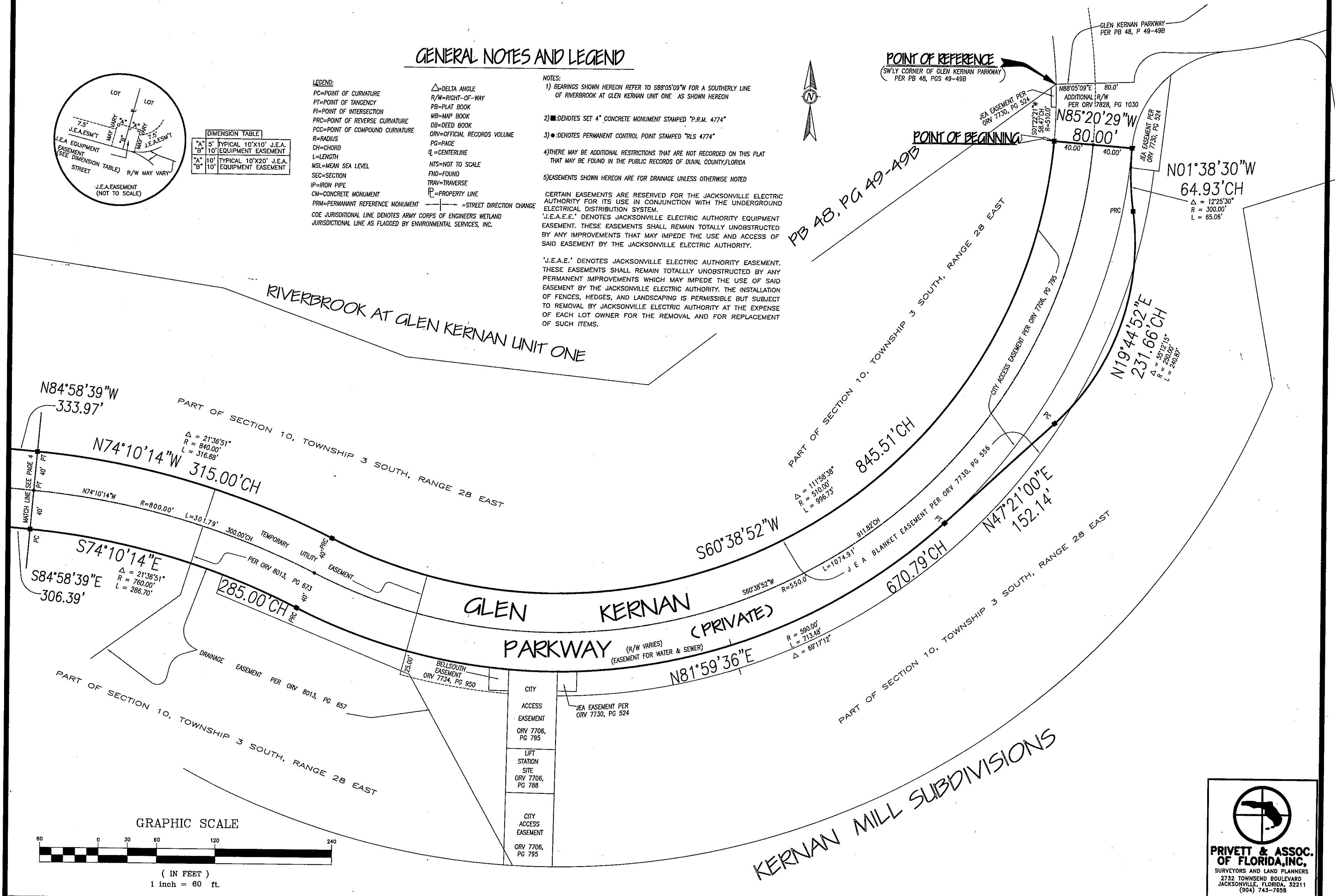
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DIMENSION TABLE	
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"B"	10' TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT



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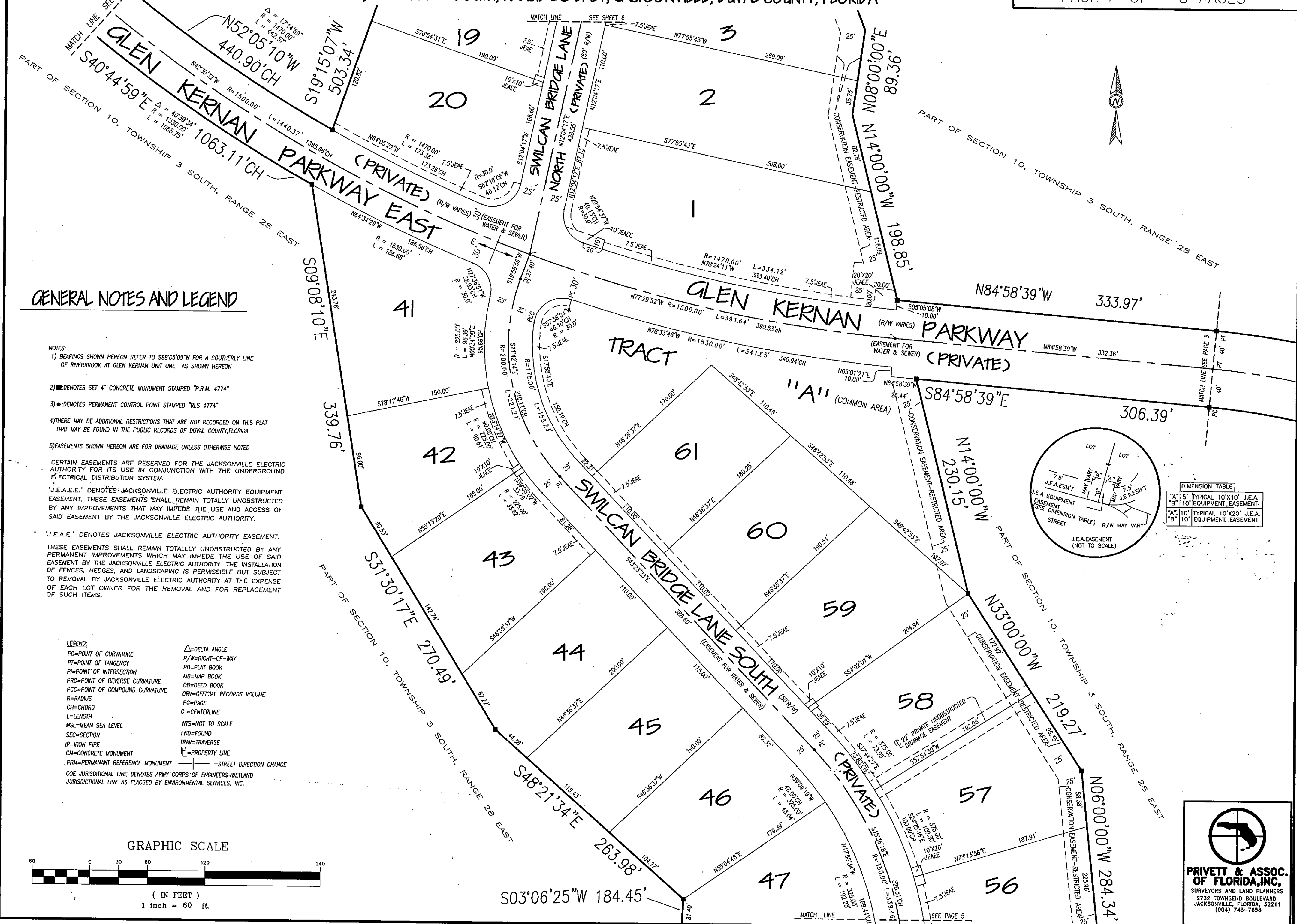
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# Glen Kernan Golf and Country Club Unit One

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

PLAT BOOK 51 PAGE 26

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## GENERAL NOTES AND LEGEND

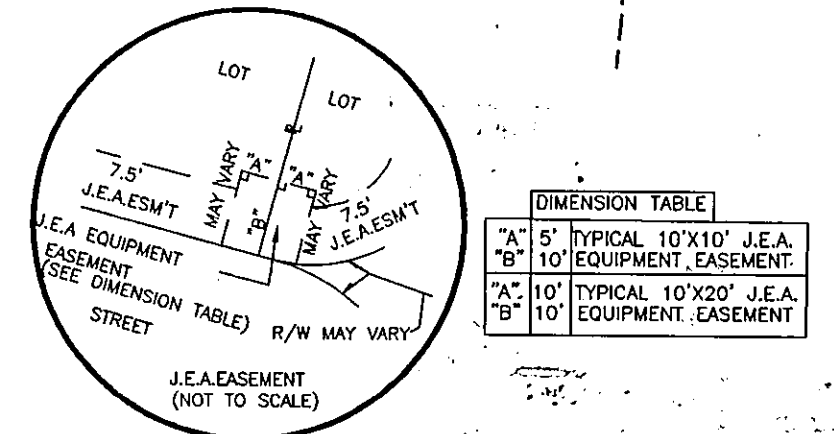
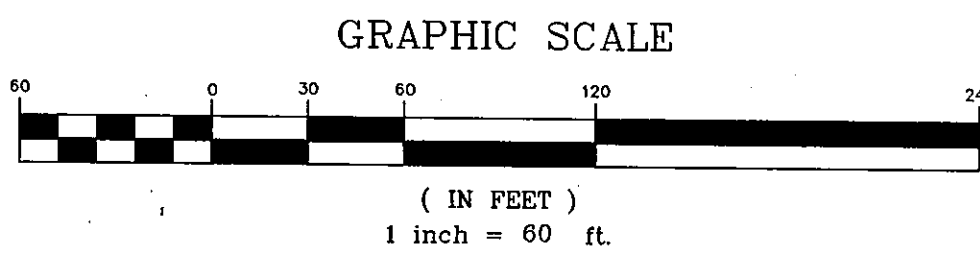
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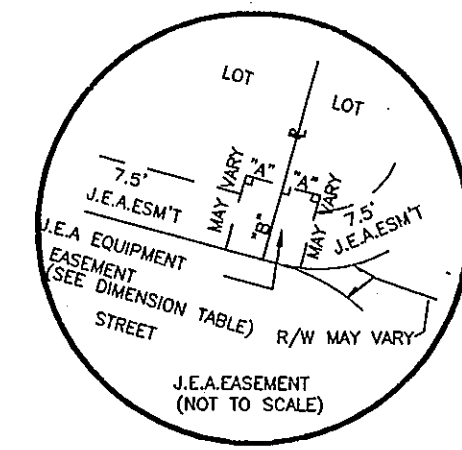
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 2732 TOWNSEND BOULEVARD  
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 (904) 743-7658



# Alen Kernan Golf and Country Club Unit One

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

## GENERAL NOTES AND LEGEND



DIMENSION TABLE	
"A"	5' TYPICAL 10'X10' J.E.A. EQUIPMENT EASEMENT
"B"	10' TYPICAL 10'X20' J.E.A. EQUIPMENT EASEMENT
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**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  
 COE JURISDICTIONAL LINE DENOTES ARMY CORPS OF ENGINEERS WETLAND JURISDICTIONAL LINE AS FLAGGED BY ENVIRONMENTAL SERVICES, INC.

**LEGEND:**  
 Δ=DELTA ANGLE  
 R/W=RIGHT-OF-WAY  
 PB=PLAT BOOK  
 MB=MAP BOOK  
 DB=DEED BOOK  
 ORV=OFFICIAL RECORDS VOLUME  
 PG=PAGE  
 CL=CENTERLINE  
 NTS=NOT TO SCALE  
 FND=FOUND  
 TRAV=TRAVERSE  
 PL=PROPERTY LINE  
 —=STREET DIRECTION CHANGE

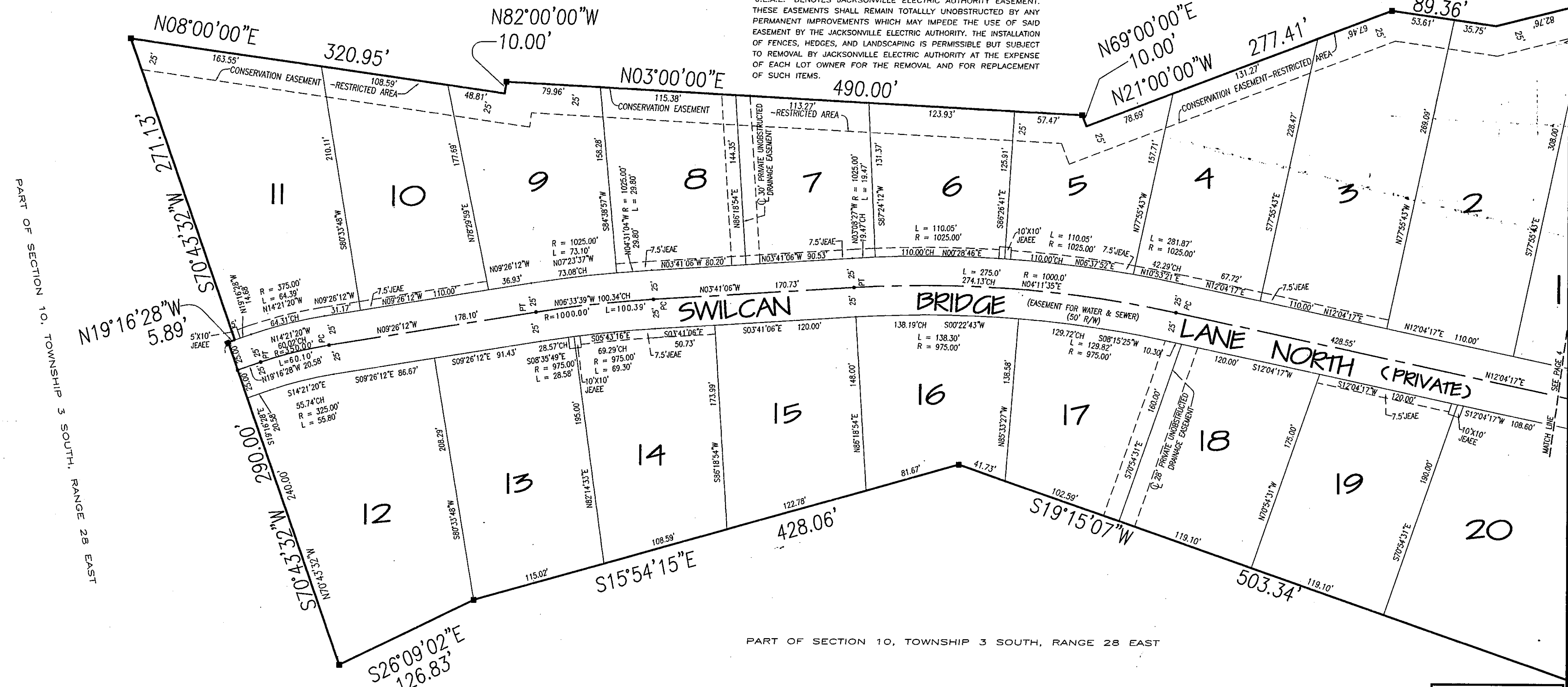
**NOTES:**  
 1) BEARINGS SHOWN HEREON REFER TO S88°05'09"W FOR A SOUTHERLY LINE OF RIVERBROOK AT GLEN KERNAN UNIT ONE AS SHOWN HEREON  
 2) ■ DENOTES SET 4" CONCRETE MONUMENT STAMPED "P.R.M. 4774"  
 3) ● DENOTES PERMANENT CONTROL POINT STAMPED "PLS 4774"  
 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT 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.  
 "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.

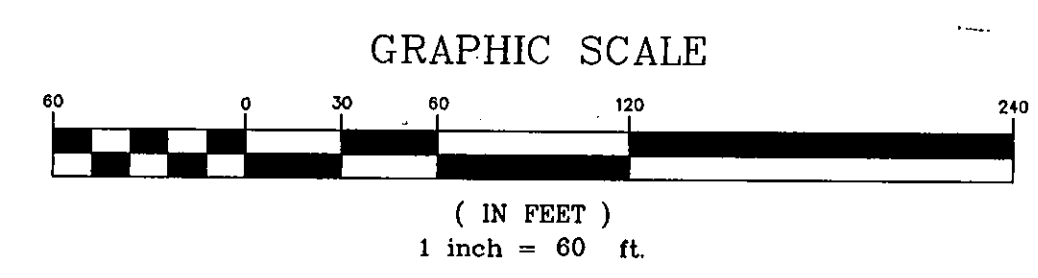
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PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST

PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST



PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 28 EAST



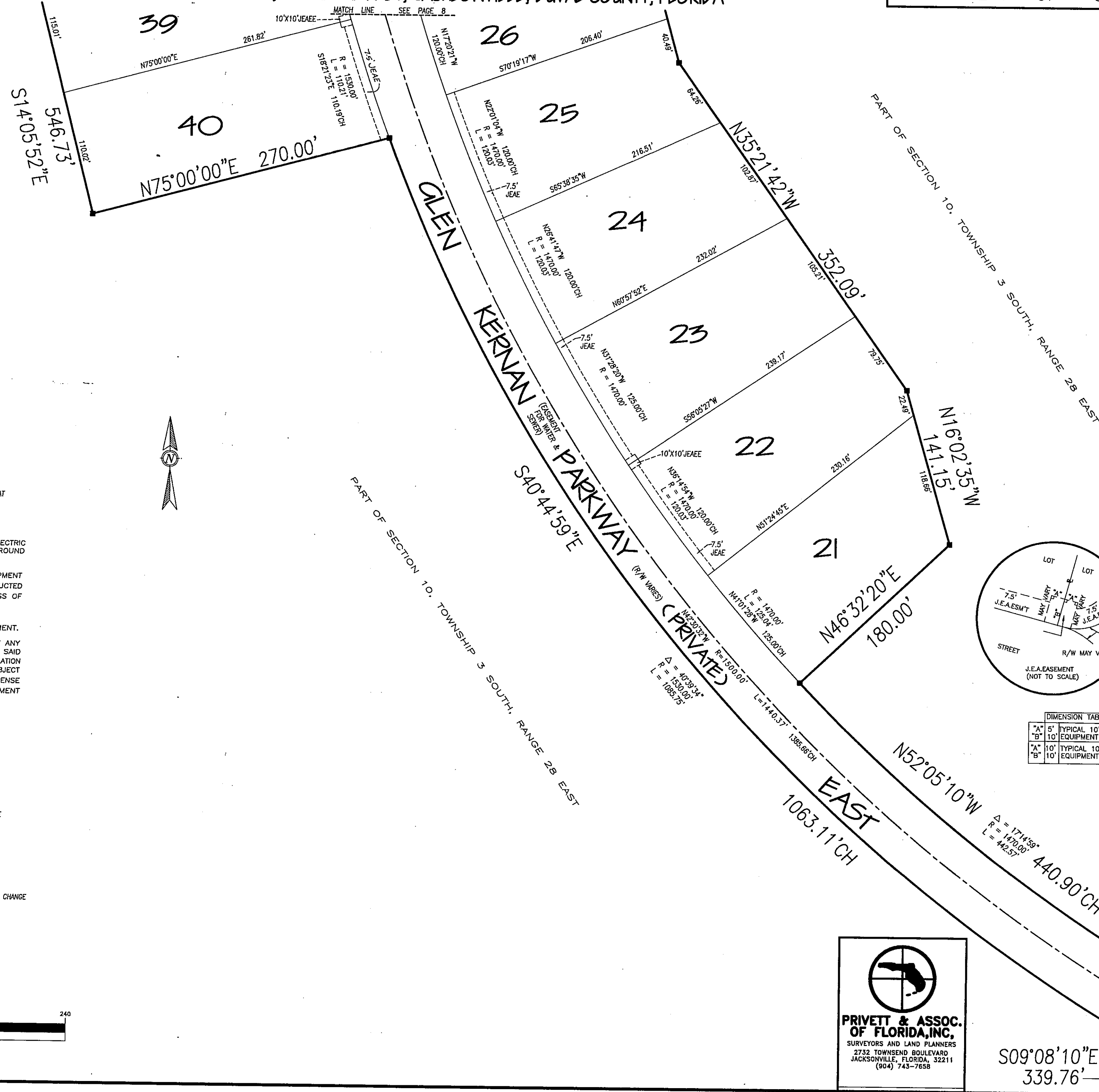
**PRIVETT & ASSOC. OF FLORIDA, INC.**  
 SURVEYORS AND LAND PLANNERS  
 2732 TOWNSEND BOULEVARD  
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# Glen Kernan Golf and Country Club Unit One

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

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## GENERAL NOTES AND LEGEND

### NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO SB8°05'09"W FOR A SOUTHERLY 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"
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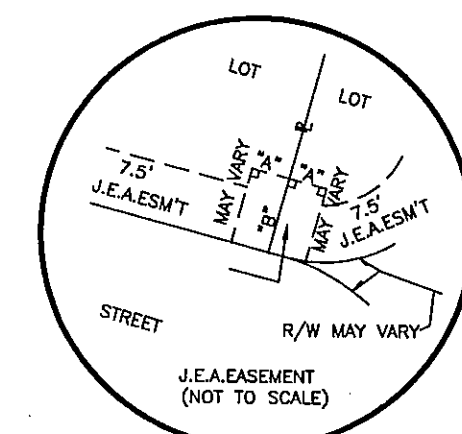
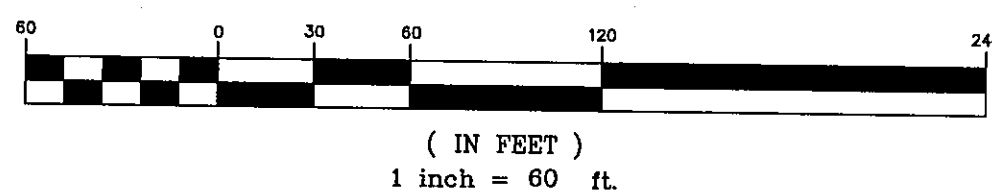
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### GRAPHIC SCALE



### DIMENSION TABLE

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