

Alen Kernan Golf and Country Club Unit Twenty Three

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

CAPTION:

A PORTION OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF GLEN KERNAN GOLF AND COUNTRY CLUB UNIT TEN, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 56, PAGES 70 THROUGH 70A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF GLEN KERNAN PARKWAY NORTH (A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 780.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 80°39'40" WEST, 807.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 780.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°04'23" WEST, 84.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 61°58'50" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 133.86 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 30.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 73°01'10" WEST, 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°01'10" WEST, 145.00 FEET; THENCE NORTH 61°58'50" EAST, 267.36 FEET; THENCE SOUTH 21°50'02" EAST, 180.59 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.03 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 TWENTY THREE 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 AND TRACT "A" (LANDSCAPE AREA) 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 JEA, 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 'JEA-EE' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS 'JEA-E' ARE HEREBY IRREVOCABLY DEDICATED TO JEA, 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 4th DAY OF APRIL A.D., 2005

HODGES BLVD. DEVELOPMENT GROUP, INC.

WITNESS: Jessica C. Morgan

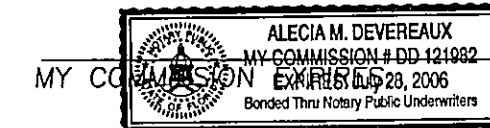
JOHN R. CATHEY, VICE PRESIDENT
HODGES BLVD. DEVELOPMENT GROUP, INC.
(CORPORATE SEAL)

WITNESS: Alecia M. Devereaux

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April A.D., 2005 BY JOHN R. CATHEY, VICE PRESIDENT, HODGES BLVD. DEVELOPMENT GROUP, INC. HE IS PERSONALLY KNOWN TO ME AND NO OATH WAS TAKEN.

Alecia M. Devereaux
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

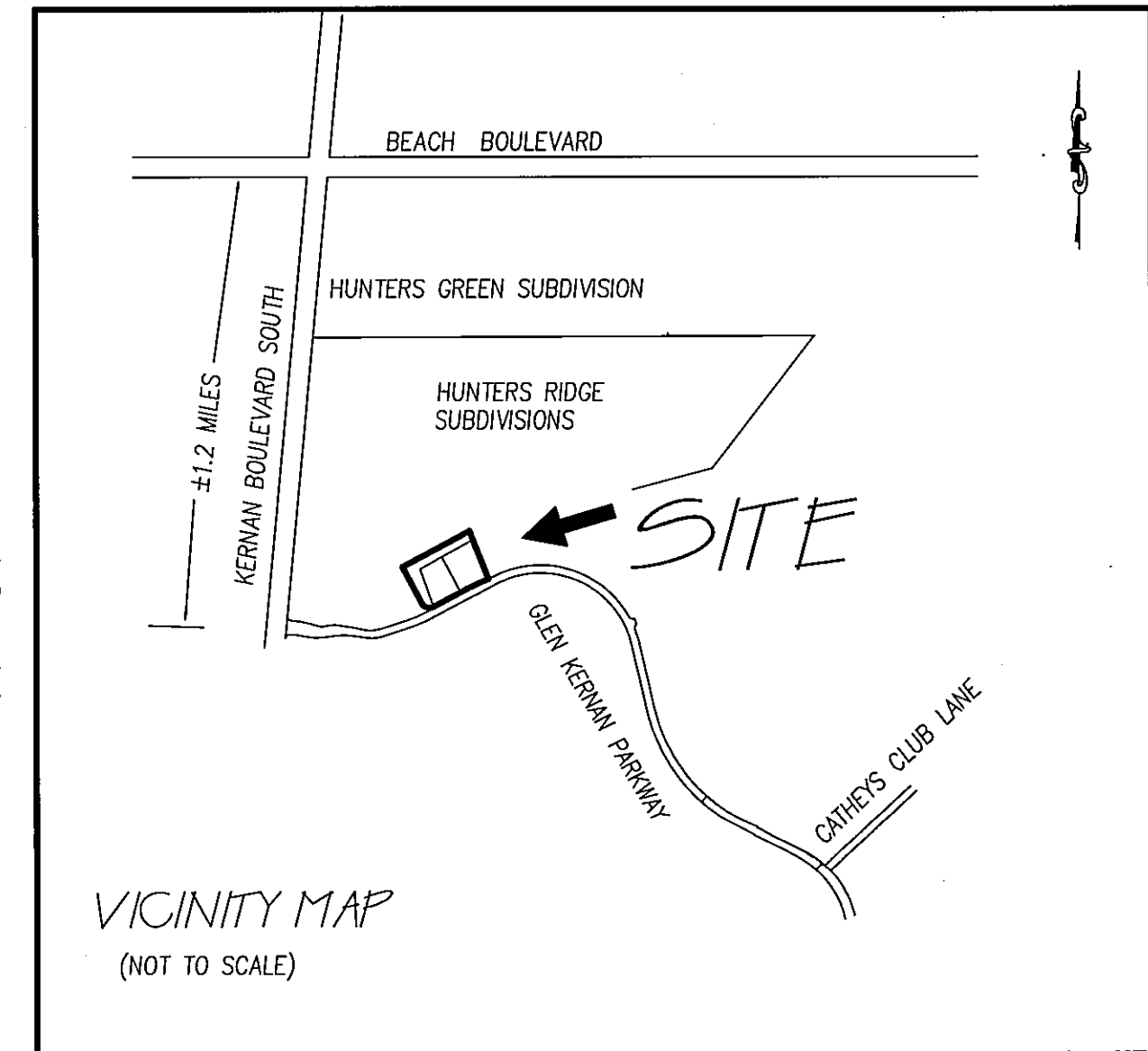
FLOOD PLAIN NOTICE

THE LANDS DESCRIBED IN THE CAPTION HEREON HAVE BEEN FOUND TO BE IN ZONE X (UNSHADED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120077, PANEL NUMBER 0237, SUFFIX E FOR JACKSONVILLE, DUVAL COUNTY, FLORIDA (DATED: 8-15-89)

PLAT CONFORMITY REVIEW:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 19th DAY OF April, 2005

Glenn E. McGregor
GLENN E. MCGREGOR, PLS
PROFESSIONAL LAND SURVEYOR NO. 4252



Approved 4/14/05
Date
[Signature]
City Engineer
for Director of Public Works
Approved 4/15/05
Date
[Signature]
for General Counsel

CLERK'S CERTIFICATE: 2005135296

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 57 PAGES 92-92A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 19th DAY OF APRIL A.D., 2005

Jim Fuller
CLERK: JIM FULLER

BY: Scott Marshall
DEPUTY CLERK

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.

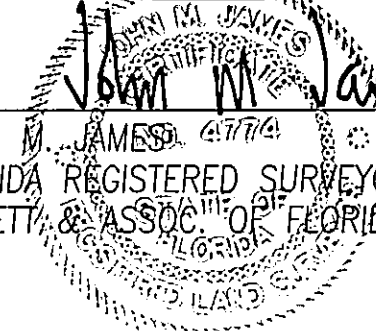
BY: [Signature] DATE: 4/15/2005
DIRECTOR OF PUBLIC WORKS

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 25th DAY OF March A.D., 2005

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



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

