

Approved 10-16-2025
Date
Scott Carter
City Engineer
for Director of Public Works
Approved 10/09/2025
Date
[Signature]
for General Counsel

BELLBROOKE PHASE 2 REPLAT OF LOTS 225 AND 226

PLAT BOOK **85** PAGE **157**
SHEET 1 OF 1 SHEETS

BEING A REPLAT OF LOTS 225 AND 226, BELLBROOKE PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGES 71 THROUGH 77, OF THE CURRENT PUBLIC RECORDS OF, CITY OF JACKSONVILLE, SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BELLBROOKE PHASE 2 REPLAT OF LOTS 225 AND 226, AND HAVE 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 SAID LANDS.

DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE OWNER, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA-E.E." 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 (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY/ACCESS EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF ELECTRIC, WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES.

UPON FAILURE OF THE HOMEOWNERS ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF MAINTENANCE PERTAINING TO SAID TRACTS OR EASEMENTS, THE OBLIGATION WOULD THEN EQUALLY FALL ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

IN WITNESS THEREOF, Todd Holder OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9th DAY OF Oct., 2025, ON BEHALF OF THE COMPANY.

[Signature]
WITNESS

KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: [Signature] AS ITS SOLE MEMBER

PRINT NAME: Scott S. Blunck

[Signature]
WITNESS

TODD HOLDER, PRESIDENT, KB HOME JACKSONVILLE LLC AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC.

PRINT NAME: Jan Fiedler

CAPTION

LOTS 225 AND 226, BELLBROOKE PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGES 71 THROUGH 77, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

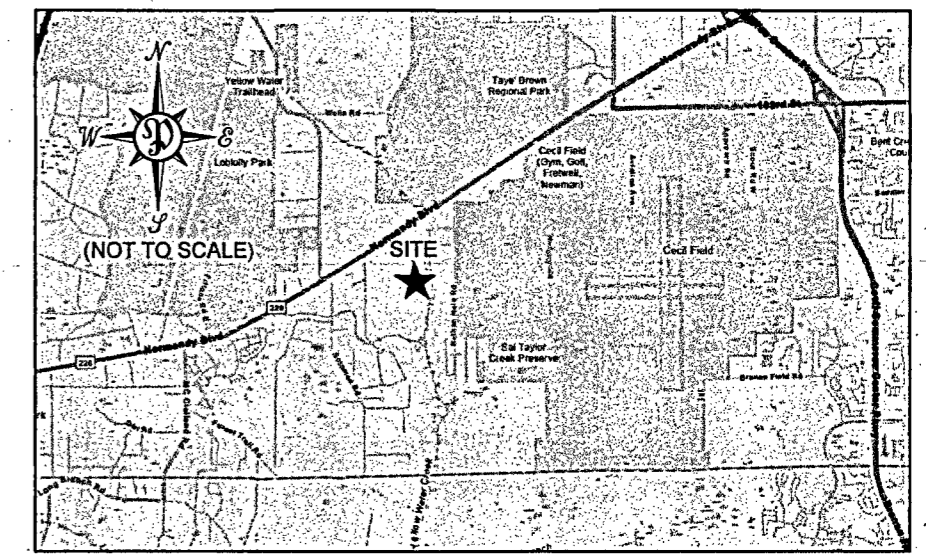
BEGINNING AT THE SOUTHWEST CORNER OF LOT 226, AS SHOWN ON SAID PLAT OF BELLBROOKE PHASE 2, SAID CORNER LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF FIREBIRD DRIVE (A 50' PRIVATE RIGHT OF WAY); THENCE NORTH 34°26'32" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET; THENCE NORTH 55°33'28" EAST, A DISTANCE OF 124.00 FEET; THENCE SOUTH 34°26'32" EAST, A DISTANCE OF 117.26 FEET TO A POINT ON A CURVE LYING ON SAID NORTHWESTERLY RIGHT OF WAY LINE OF FIREBIRD DRIVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 17.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°10'13" WEST, 17.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°08'52" WEST, 7.31 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 55°33'28" WEST, A DISTANCE OF 99.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.3+ ACRES, MORE OR LESS.

NOTES:

- 1.) "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 THIS COUNTY."
- 2.) ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF FIREBIRD DRIVE AS S55°33'28"W.
- 3.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NRS 2011), FLORIDA EAST ZONE 0901
- 4.) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE OWNER.
- 5.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

VICINITY MAP



APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE, THIS 17th DAY OF October, 2025.

[Signature]
NINA SICKLER P.E.
DIRECTOR OF PUBLIC WORKS

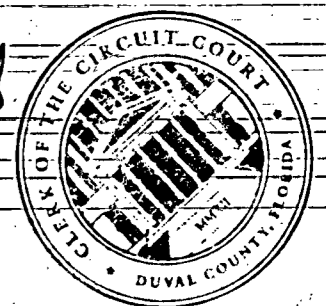
CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 85 PAGES 157 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SIGNED THIS 20 DAY OF October, 2025.

[Signature]
JODY PHILLIPS
CLERK OF THE CIRCUIT COURT

[Signature]
DEPUTY CLERK



PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART I, CHAPTER 177, FLORIDA STATUTES, THIS 16th DAY OF October, 2025.

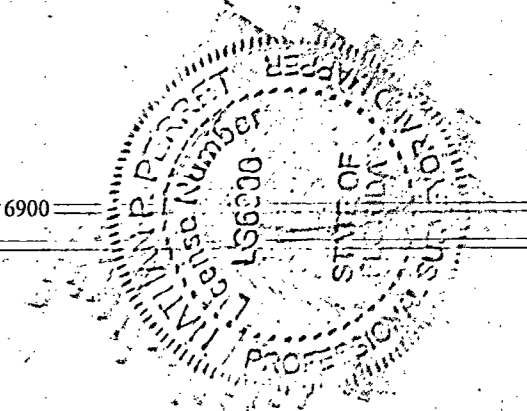
[Signature]
DANNY S. WHEELER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. 6902

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, PLATTING; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AND PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 51-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE.

SIGNED THIS 8th DAY OF October, 2025.

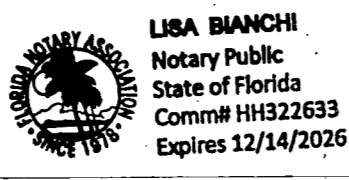
[Signature]
NATHAN P. PERRET, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO: 6900
PERRET AND ASSOCIATES, INC.



STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF October, 2025, BY TODD HOLDER AS PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AUTHORIZED SIGNATORY OF KB HOME FLORIDA INC. ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED [Signature] AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

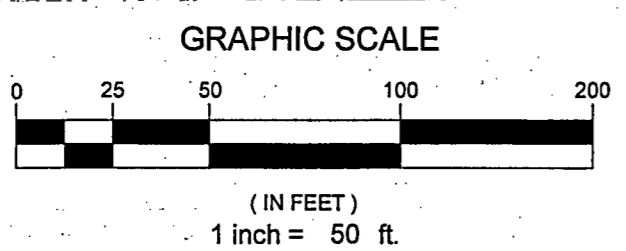
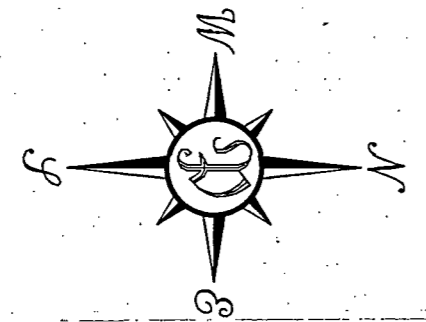


PRINT NAME: Lisa Bianchi

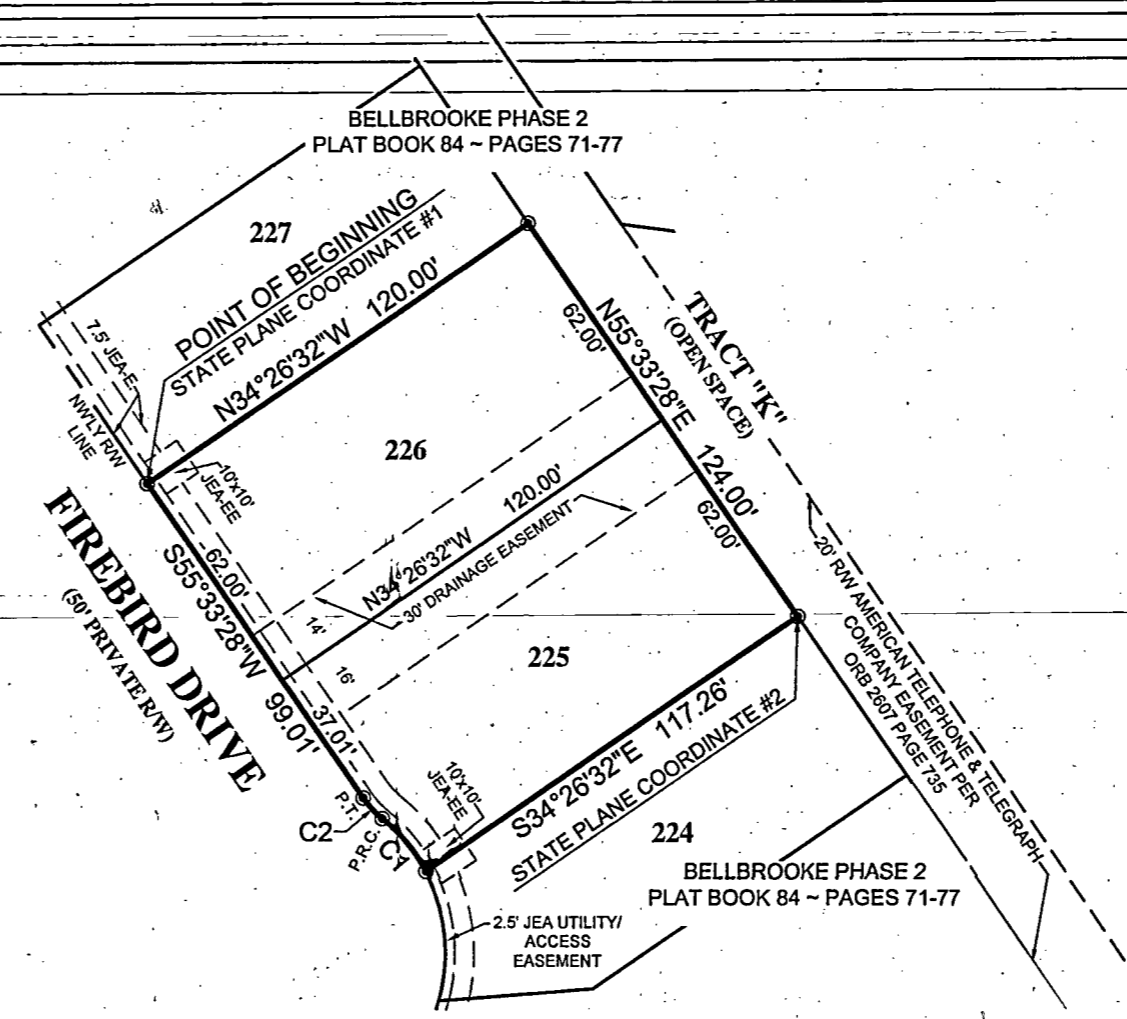
COMMISSION NO.: HH322633

MY COMMISSION EXPIRES: 12/14/26

- LEGEND
- ⊙ DENOTES SET 5/8" REBAR STAMPED PRM L.B. 6715
 - C1 DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.R.C. DENOTES POINT OF REVERSE CURVATURE
 - JEA-E JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - JEA-EE JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.96'	45.00'	22°51'55"	S50°10'13"W	17.84'
C2	7.34'	25.00'	16°49'13"	S47°08'52"W	7.31'



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2141186.5689	364087.2666	POINT OF BEGINNING
2	2141355.6617	364121.6604	NORTHEASTERLY CORNER OF LOT 225

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 ~ L.B. NO. 6715