

KINGSMILL REPLAT

A REPLAT OF LOTS 1 THROUGH 23, 70 THROUGH 75, 94 THROUGH 121, AND TRACTS "A" AND "B" OF KINGSMILL AS RECORDED IN PLAT BOOK 57, PAGES 95, 95A, 95B & 95C OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING IN SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST.

CAPTION
LOTS 1 THROUGH 23, LOTS 70 THROUGH 75, LOTS 94 THROUGH 121, TRACT "A" AND TRACT "B", OF KINGSMILL AS RECORDED IN PLAT BOOK 57, PAGES 95, 95A, 95B AND 95C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT KINGSMILL-MLC, INC. IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, KNOWN AS KINGSMILL REPLAT, 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.

NO PART OF THIS PLAT IS DEDICATED TO THE CITY OF JACKSONVILLE OR DUVAL COUNTY. THOSE EASEMENTS DESIGNATED AS 7.5' JEA EASEMENT AND 10' X 10' JEA EQUIPMENT EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE JEA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM; PROVIDED HOWEVER THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, KINGSMILL-MLC, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF December, 2013.

KINGSMILL-MLC, INC.,
A FLORIDA CORPORATION
BY: Mitchell R. Montgomery
PRESIDENT, KINGSMILL-MLC, INC.

WITNESS
Marie Alexander
PRINT NAME
Marie Alexander
WITNESS
Kathlyn Stamford
PRINT NAME

NOTARY FOR KINGSMILL-MLC, INC.
STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF Dec. 2013, BY MITCHELL R. MONTGOMERY, PRESIDENT OF KINGSMILL-MLC, INC., AND HAS PROVIDED AS IDENTIFICATION.

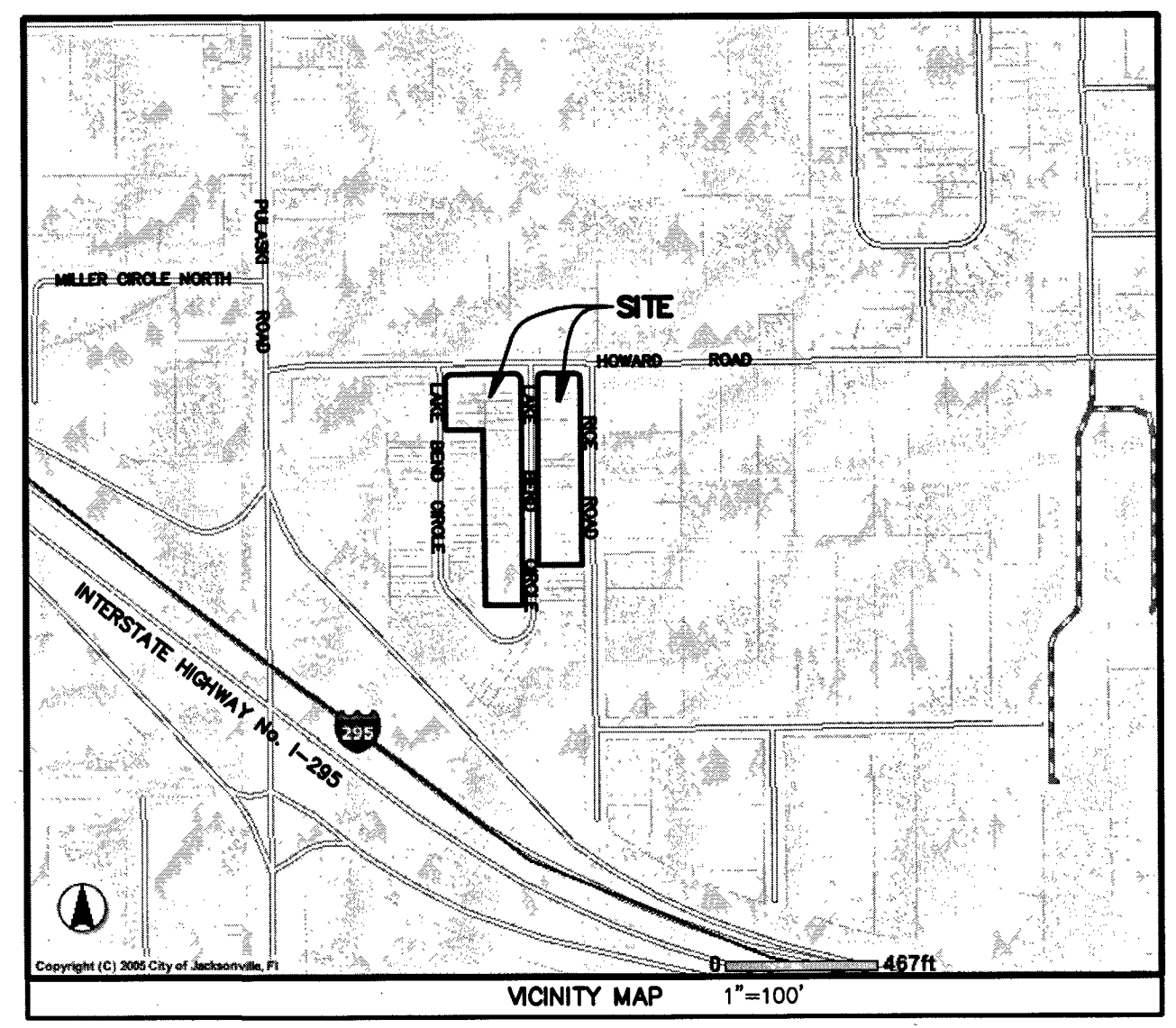
MARIE ALEXANDER
NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME
MY COMMISSION EXPIRES: 2-19-2016

JOINDER AND CONSENT TO ADOPTION AND DEDICATION
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE ABOVE DESCRIBED PROPERTY TO BE KNOWN AS KINGSMILL REPLAT AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE ADOPTION OF THIS SURVEY AND PLAT AND THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK PAGES OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SYNOVUS BANK, a GEORGIA BANKING CORPORATION
WITNESS: Diane Yunkes
DIANE YUNKES
WITNESS: Matthew Bulecra
MATTHEW BULECRA
STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING JOINDER AND CONSENT TO ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF DECEMBER, 2013, BY ANDREW HARMON PRESIDENT OF SYNOVUS BANK, AND HAS PROVIDED AS IDENTIFICATION. - N/A.

Diane Yunkes
NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME
MY COMMISSION EXPIRES: 11.09.2014



PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 23rd DAY OF December, 2013.

W. Monroe Hazen
MONROE HAZEN, P.L.S.
PROFESSIONAL SURVEYOR No. LS3398

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 26th DAY OF DECEMBER, 2013.

James M. Robinson
JAMES M. ROBINSON, P.E.
DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE 2014000667
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 66, PAGES 178-179 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 20th DAY OF DECEMBER, 2013.

Ronnie Fussel
RONNIE FUSSEL, CLERK OF THE CIRCUIT COURT
DEPUTY CLERK

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND 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 CHAPTER 177, AND THAT PERMANENT REFERENCE MONUMENTS (PRM) AND LOT CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND SECTION 654.110 ORDINANCE CODE OF THE CITY OF JACKSONVILLE, FLORIDA.

CERTIFIED THIS 20th DAY OF DECEMBER, 2013.

Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER No. LS3295
BOATWRIGHT LAND SURVAYORS, INC (LB3672)
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 32250



PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA

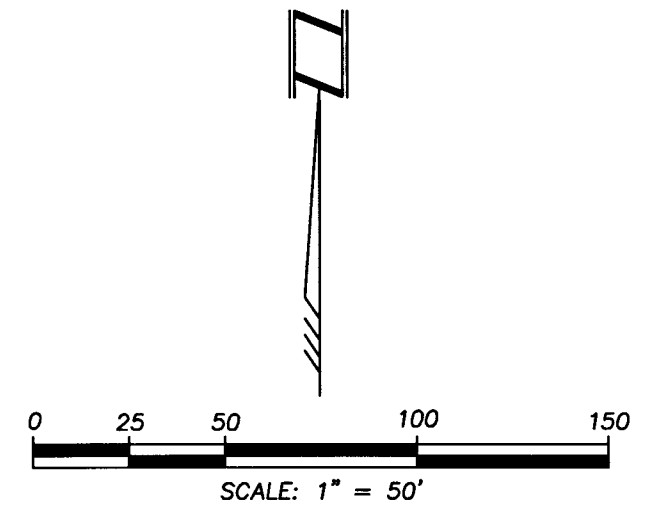
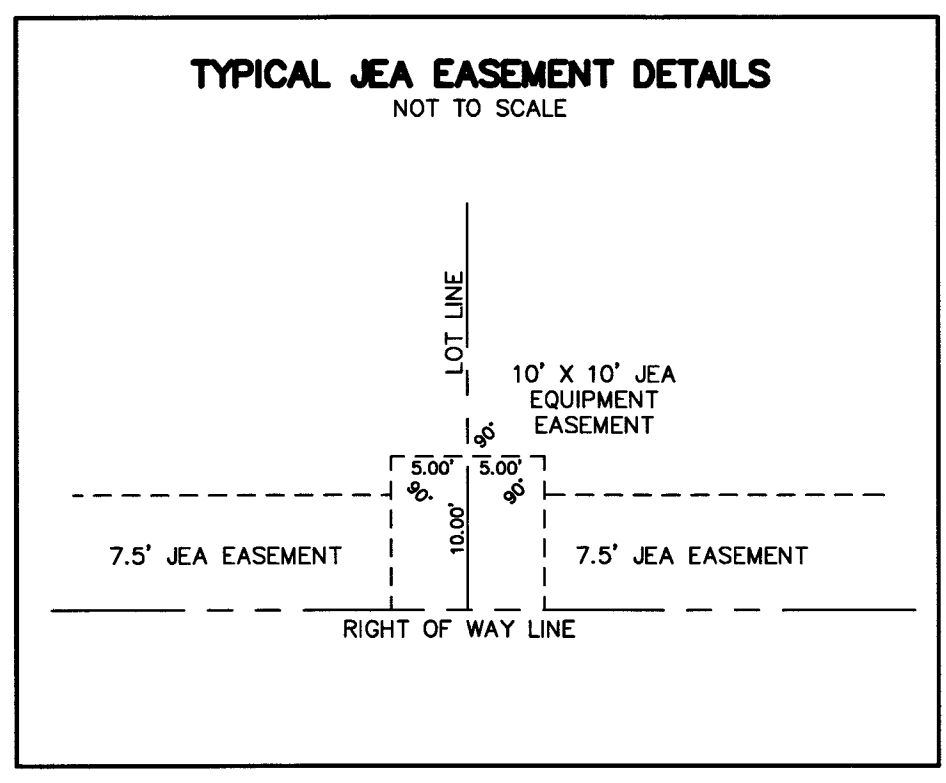
CDN 6207.003

Approved 12/26/13
Date
Marie Alexander
City Engineer
for Director of Public Works
Approved 12-23-2013
Date
John B. Bussler
for General Counsel

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- GENERAL NOTES**
- BEARINGS ARE BASED ON THE CENTERLINE OF LAKE BEND CIRCLE (EASTERLY PORTION) BEING SOUTH 00°25'02" EAST, AS PER THE PLAT OF KINGSMILL AS RECORDED IN PLAT BOOK 57, PAGES 95, 95A, 95B & 95C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WITHIN THE 7.5' JEA EASEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND THE REPLACEMENT OF SUCH ITEMS.
 - THE 10' X 10' JEA EQUIPMENT EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF AND ACCESS TO SAID EASEMENTS BY JEA.
 - D DENOTES CONCRETE MONUMENT SET L.B. #3672
- N.2,224,353.25 COORDINATES REFERENCE NAD 83 FLORIDA
E. 463,750.27 EAST ZONE.



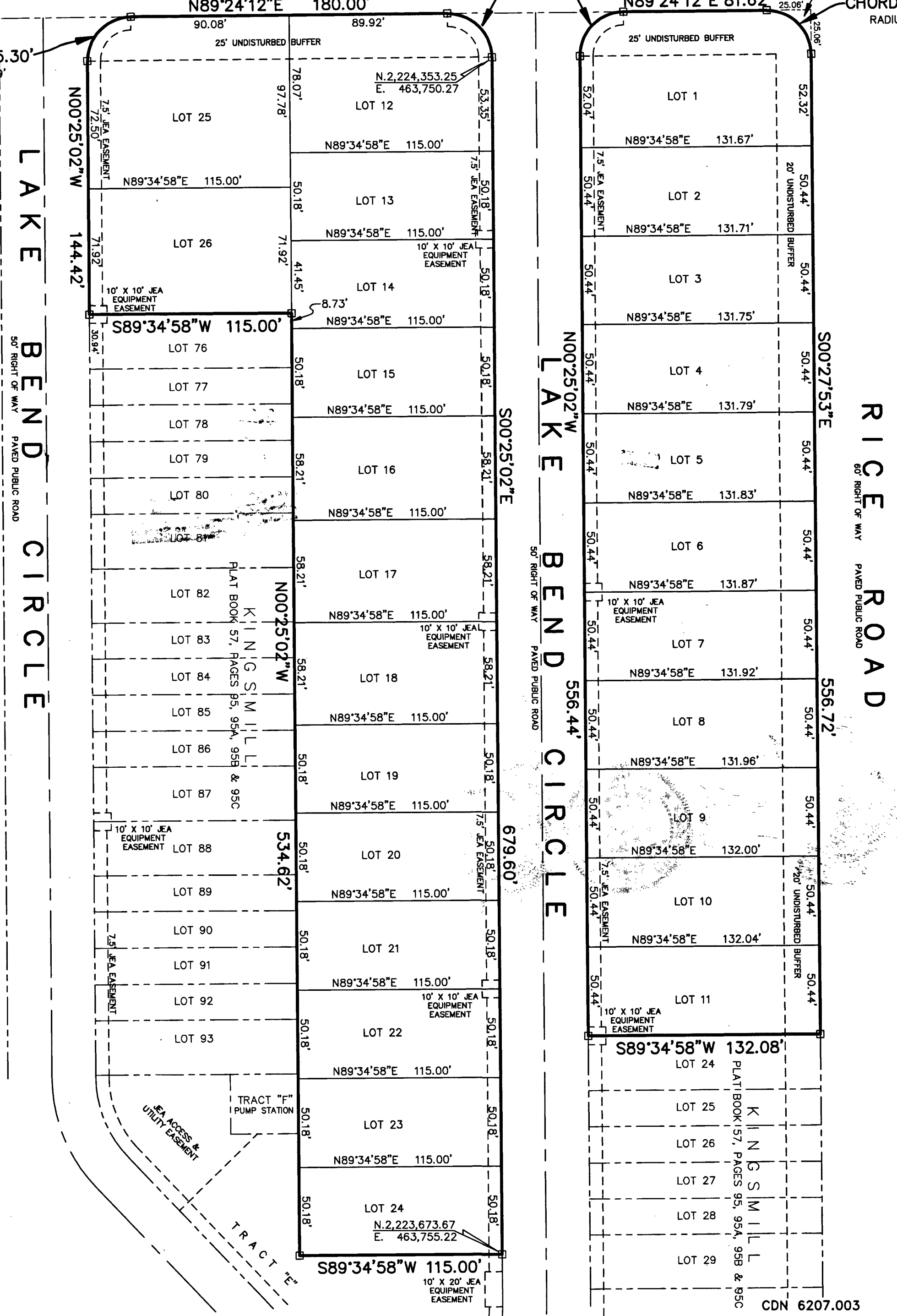
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

CHORD = N44°29'35"E 35.30'
RADIUS = 25.00' ARC = 39.19'
DELTA = 89°49'14"

CHORD = S45°30'25"E 35.41'
RADIUS = 25.00' ARC = 39.35'
DELTA = 90°10'46"

CHORD = N44°29'35"E 35.30'
RADIUS = 25.00' ARC = 39.19'
DELTA = 89°49'14"

CHORD = S45°31'51"E 35.40'
RADIUS = 25.00' ARC = 39.33'
DELTA = 90°07'55"



PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
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CDN 6207.003