

Approved 11/22/2024
[Signature]
City Engineer
for Director of Public Works
Approved NOV 6 2024
[Signature]
for General Counsel

KIRKWOOD GROVE TOWNHOMES

A PORTION OF THE NORTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

CAPTION:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, AND ALSO BEING THE SAME LANDS RECORDED IN OFFICIAL RECORDS BOOK 7063, PAGE 594 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 89° 31' 04" EAST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2,210.33 FEET TO THE NORTHWEST CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 17694, PAGE 1990 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID NORTH LINE OF SECTION 33 SOUTH 00° 29' 57" EAST ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 17694, PAGE 1990, A DISTANCE OF 1,910.25 FEET; THENCE SOUTH 24° 33' 47" EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 17694, PAGE 1990, A DISTANCE OF 245.91 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED; THENCE CONTINUE SOUTH 24° 33' 47" EAST, A DISTANCE OF 320.13 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 67° 14' 46" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 279.94 FEET; THENCE CONTINUE ALONG THE RIGHT-OF-WAY OF SAID NORMANDY BOULEVARD NORTH 22° 34' 18" WEST, A DISTANCE OF 9.98 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 11,387.75 FEET, A CENTRAL ANGLE OF 202° 50' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66° 07' 12" EAST, 406.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD AN ARC LENGTH OF 406.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 65° 23' 45" EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 11,531.75, A CENTRAL ANGLE OF 0° 71' 4" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65° 27' 22" EAST, 24.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD AN ARC LENGTH OF 24.26 FEET; THENCE DEPARTING NORTHWESTERLY RIGHT-OF-WAY LINE NORTH 24° 41' 12" WEST ALONG A SOUTHWESTERLY LINE OF LANDS RECORDED IN SAID OFFICIAL RECORDS BOOK 17694, PAGE 1990, A DISTANCE OF 294.85 FEET; THENCE SOUTH 67° 15' 09" WEST ALONG A SOUTHERLY LINE OF LANDS RECORDED IN SAID OFFICIAL RECORDS BOOK 17694, PAGE 1990, A DISTANCE OF 911.05 FEET TO THE POINT OF BEGINNING.

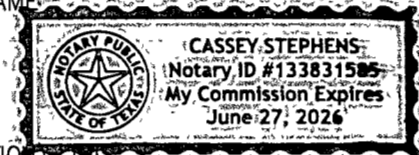
LAND THIS DESCRIBED CONTAINS 6.46 ACRES MORE OR LESS.

MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20810, PAGE 1, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (MORTGAGE), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS
[Signature]
Michael Slaughter
PRINT NAME
NEW PROVIDENCE CAPITAL LENDING III, LP
A LIMITED PARTNERSHIP
BY: [Signature]
R. MARK PITZER
AS ITS: MANAGING PARTNER

WITNESS
[Signature]
Stephanie Ochell
PRINT NAME



STATE OF Texas COUNTY OF DALLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS

10 DAY OF October, 2024, BY Mark Pitzer AS Manager. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION:
[Signature] Cassey Stephens COMMISSION NO. 133831585
NOTARY PUBLIC, STATE OF Texas PRINT NAME MY COMMISSION EXPIRES: June 27, 2026

MORTGAGEE'S JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20901, PAGE 1008, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (MORTGAGE), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS
[Signature]
Jeffrey C. White
PRINT NAME
NVR INC.,
A VIRGINIA CORPORATION
BY: [Signature]
KEVIN CONNERY
AS ITS: VICE PRESIDENT

WITNESS
[Signature]
Drew Ingoldsbey
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS

22nd DAY OF October, 2024, BY Kevin Connery AS vice president. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION:
[Signature] Tracy McDonald COMMISSION NO. 44434898
NOTARY PUBLIC, STATE OF FLORIDA PRINT NAME MY COMMISSION EXPIRES: 10/6/27

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 83, PAGES 122-123 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 26 DAY OF November, 2024.

[Signature] Sharon McElroy
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT DEPUTY CLERK

APPROVED FOR THE RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THE 26 DAY OF November, 2024.

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

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 18th DAY OF NOVEMBER, 2024.

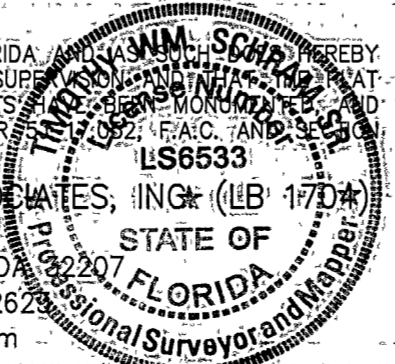
BY: [Signature]
DANNY S. WHEELER, PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA. I CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER THIS RESPONSIBLE DESIGNATION AND SUPPORTS COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 654.110, JACKSONVILLE ORDINANCE CODE, ONED THIS 27th DAY OF OCTOBER, 2024.

BY: [Signature]
TIMOTHY W. SCHRAM, SR. REGISTERED SURVEYOR AND MAPPER NO. 6533, STATE OF FLORIDA

[Signature]
CLARSON & ASSOCIATES, INC. (LLB 1775) 1643 NALDO AVENUE JACKSONVILLE, FLORIDA 32207 PHONE: (904) 396-2623 WEBSITE: clarsonfi.com



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KIRKWOOD-NORMANDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND NVR INC., A VIRGINIA CORPORATION, OWNERS IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS KIRKWOOD GROVE TOWNHOMES, 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.

TRACTS "B" (SMFUDE), TRACTS "A", "D" & "E" (OPEN SPACE) AND TRACT "F" (LANDSCAPE BUFFER) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL RIGHTS OF WAY, WALKWAYS, SIDEWALKS, UNOBSTRUCTED EASEMENTS FOR DRAINAGE, AND NON-ACCESS EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS (CITY). THE NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY TO DISCHARGE INTO SAID STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON THE RIGHTS OF WAY DEDICATED ON THIS PLAT, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM SAID RIGHTS OF WAY, FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID STORMWATER MANAGEMENT FACILITIES WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY.
- (2) THE STORMWATER MANAGEMENT FACILITIES TRACT "B" (SMFUDE) SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT. THE CITY BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES.
- (3) THE CITY SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE CREATION, OPERATION, FAILURE OR DESTRUCTION OF WATER LEVEL CONTROL EQUIPMENT WHICH MAY BE CONSTRUCTED OR INSTALLED BY THE OWNER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE AND LOCAL PERMITS, INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE FOR THE RIGHTS OF WAYS DEDICATED HEREON.

UPON FAILURE OF THE HOME OWNERS ASSOCIATION, THE OBLIGATION OF MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES AS WELL AS TRACTS AND PARCELS FOR ANY USE, THE OBLIGATION WOULD THEN FALL EQUALLY ON THE LOT OWNERS AS SHOWN HEREON SAID PLAT.

TRACT "C" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT "F", IS HEREBY RETAINED BY THE UNDERSIGNED OWNER(S), ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER(S) RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER(S), ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER, ITS SUCCESSORS AND ASSIGNS OF THE LANDS DESCRIBED AND CAPTIONED HEREON, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY THE CITY AND SAVE IT HARMLESS FROM SUITS, ACTION, DAMAGES, LIABILITY AND EXPENSE IN CONNECTION WITH LOSS OF LIFE, BODILY OR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE STORMWATER MANAGEMENT FACILITIES DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OR OMISSION OF ITS AGENT, CONTRACTORS, EMPLOYEES, SERVANTS, LICENSEES OR CONCESSIONAIRES WITHIN KIRKWOOD GROVE TOWNHOMES. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT "F" SURROUNDING THE LIFT STATION, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "C", OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE KIND MATERIALS, PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON AND THE LANDSCAPE BUFFER TRACT "F", AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "C", FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY 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 WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES, PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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.

IN WITNESS WHEREOF, Kenyon S. Atlee OF KIRKWOOD-NORMANDY, LLC A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF October, 2024, ON BEHALF OF THE COMPANY.

WITNESS
[Signature] Michael Atlee PRINT NAME
[Signature] Kelly L. Smith PRINT NAME
KIRKWOOD-NORMANDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Kenyon S. Atlee PRINT NAME: KENYON S. ATLEE
AS ITS: MANAGER

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 25th DAY OF October, 2024, BY Kenyon S. Atlee AS MANAGER OF KIRKWOOD-NORMANDY, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION:

[Signature] Kelly L. Smith COMMISSION NO. 44434898
NOTARY PUBLIC, STATE OF FLORIDA PRINT NAME MY COMMISSION EXPIRES: 10/6/27

IN WITNESS WHEREOF, Kevin Connery OF NVR INC., A VIRGINIA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 22nd DAY OF October, 2024, ON BEHALF OF THE COMPANY.

WITNESS
[Signature] Jeffrey C. White PRINT NAME
[Signature] Drew Ingoldsbey PRINT NAME
NVR INC., A VIRGINIA CORPORATION
BY: [Signature] PRINT NAME: KEVIN CONNERY
AS ITS: VICE PRESIDENT

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 22nd DAY OF October, 2024, BY Kevin Connery AS VICE PRESIDENT OF NVR INC., A VIRGINIA CORPORATION. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION:

[Signature] Tracy McDonald COMMISSION NO. 44434898
NOTARY PUBLIC, STATE OF FLORIDA PRINT NAME MY COMMISSION EXPIRES: 10/6/27

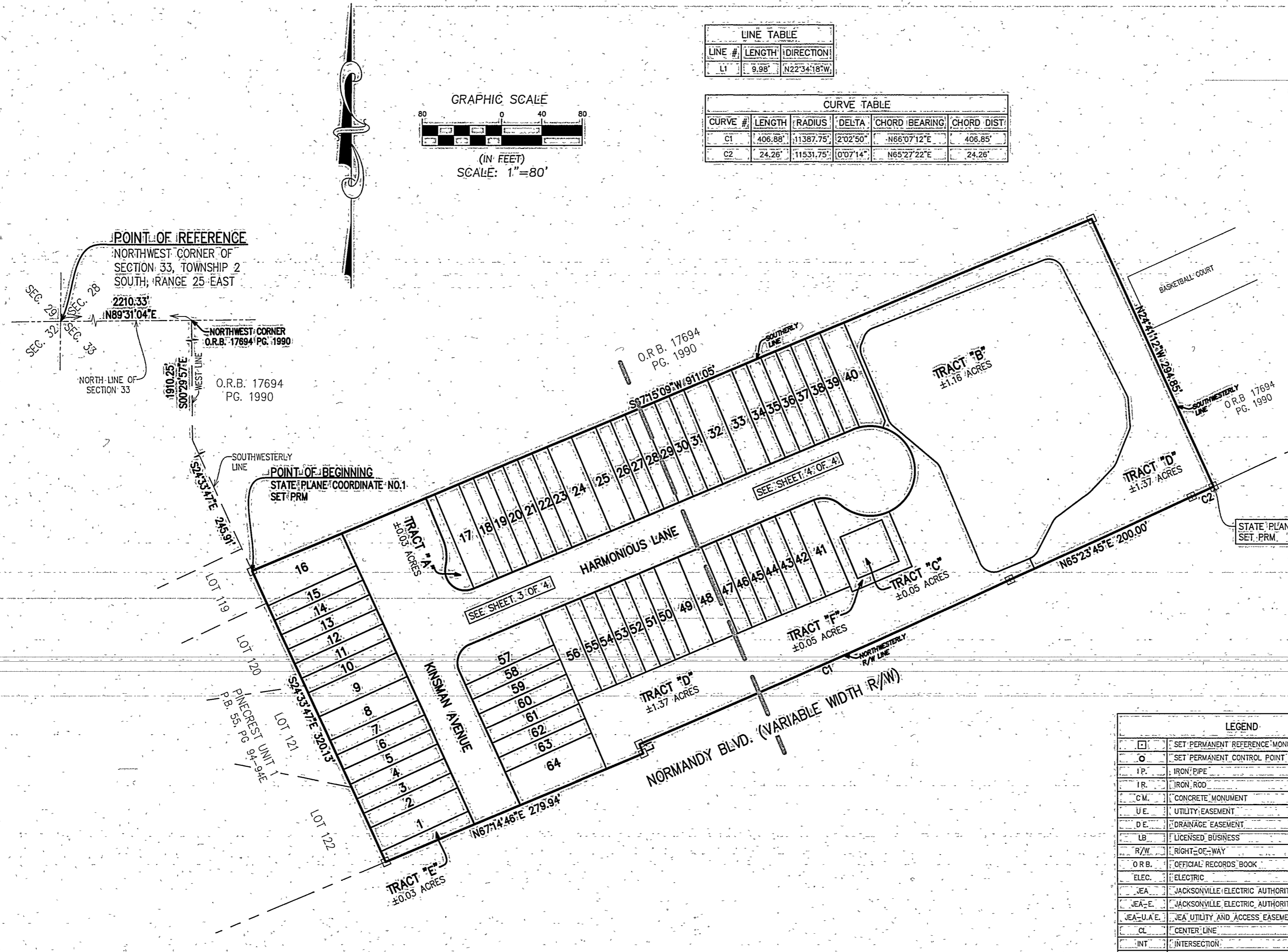


Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com

KIRKWOOD GROVE TOWNHOMES

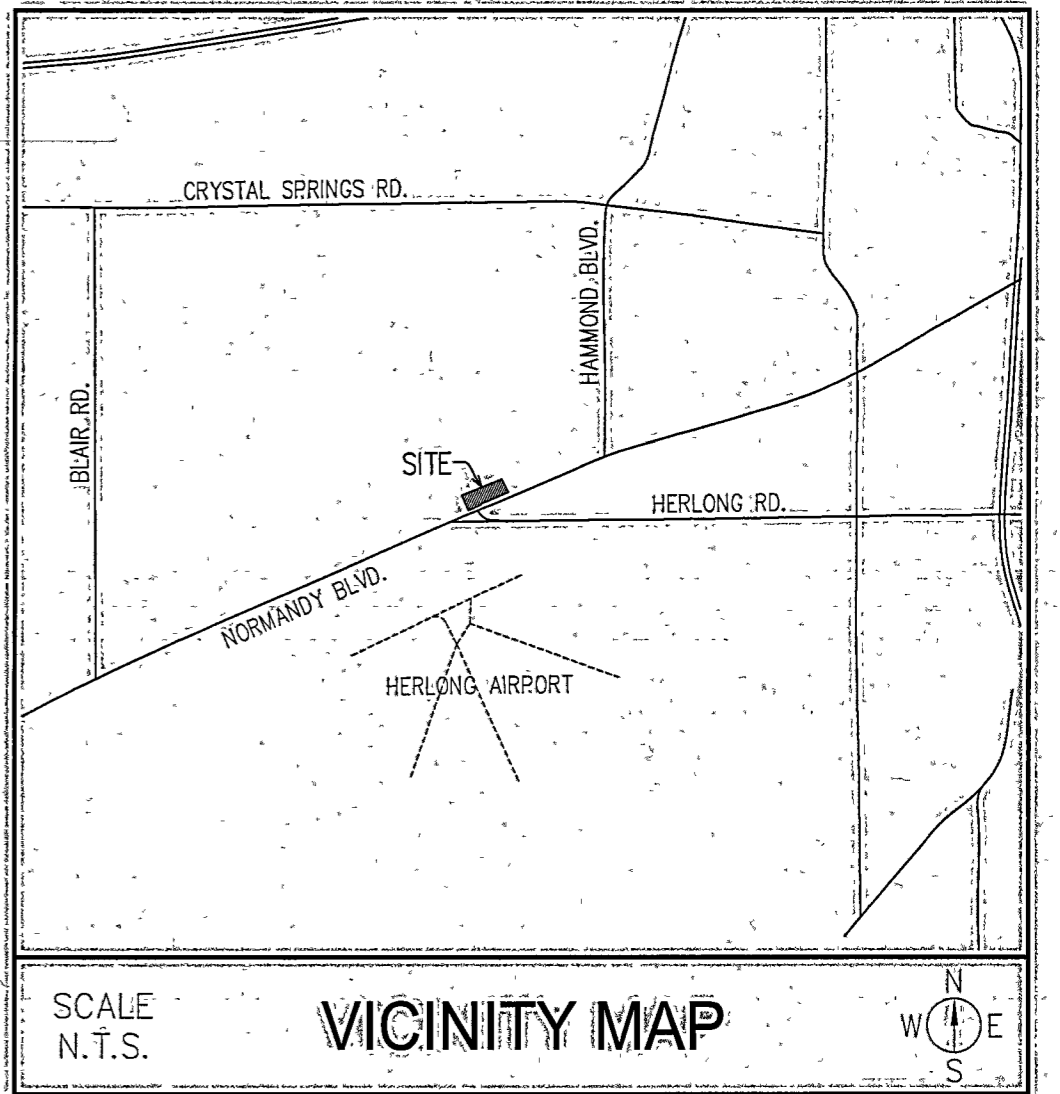
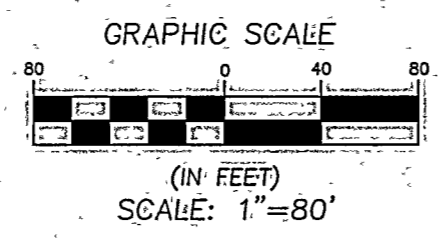
A PORTION OF THE NORTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 2 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.98'	N22°34'18"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	406.68'	11387.75'	2°02'50"	N66°07'12"E	406.85'
C2	24.26'	11531.75'	0°07'14"	N65°27'22"E	24.26'



POINT OF REFERENCE
NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST

2210.33'
N89°31'04"E

NORTHWEST CORNER O.R.B. 17694 PG. 1990

1910.25'
S00°29'57"E

O.R.B. 17694 PG. 1990

SOUTHWESTERLY LINE STATE PLANE COORDINATE NO. 1 SET PRM

S4°33'47"E 245.91'

LOT 19 LOT 20

S4°33'47"E 320.13'

LOT 12 LOT 11

LOT 10 LOT 9

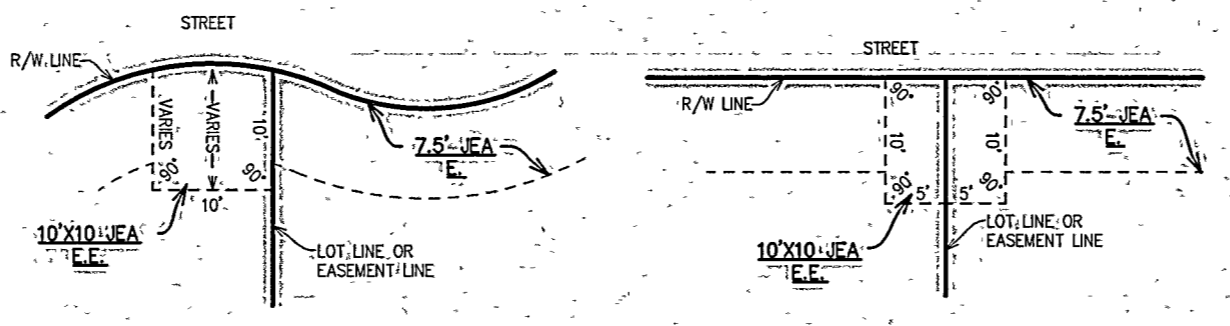
LOT 8 LOT 7

LOT 6 LOT 5

LOT 4 LOT 3

LOT 2 LOT 1

TYPICAL JEAS EASEMENT DETAILS (NOT TO SCALE)



LEGEND	
□	SET PERMANENT REFERENCE MONUMENT (LB 1704)
○	SET PERMANENT CONTROL POINT (LB 1704)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
ELEC.	ELECTRIC
JEAS	JACKSONVILLE ELECTRIC AUTHORITY
JEAS-E	JACKSONVILLE ELECTRIC AUTHORITY ELECTRIC EASEMENT
JEAS-U.A.E.	JEAS UTILITY AND ACCESS EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PG	PAGE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PRC	POINT REVERSE CURVATURE
TRP	RADIUS POINT
SEC	SECTION
(R)	INDICATES RADIAL LINE
P.U.D.E.	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.M.E.	UNOBSTRUCTED DRAINAGE MAINTENANCE & ACCESS EASEMENT
SMFUE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2164649.8306	401284.4937	POINT-OF-BEGINNING SET PRM.
2	2164743.9638	402252.5940	SOUTHEAST CORNER SUBJECT PROPERTY SET PRM.

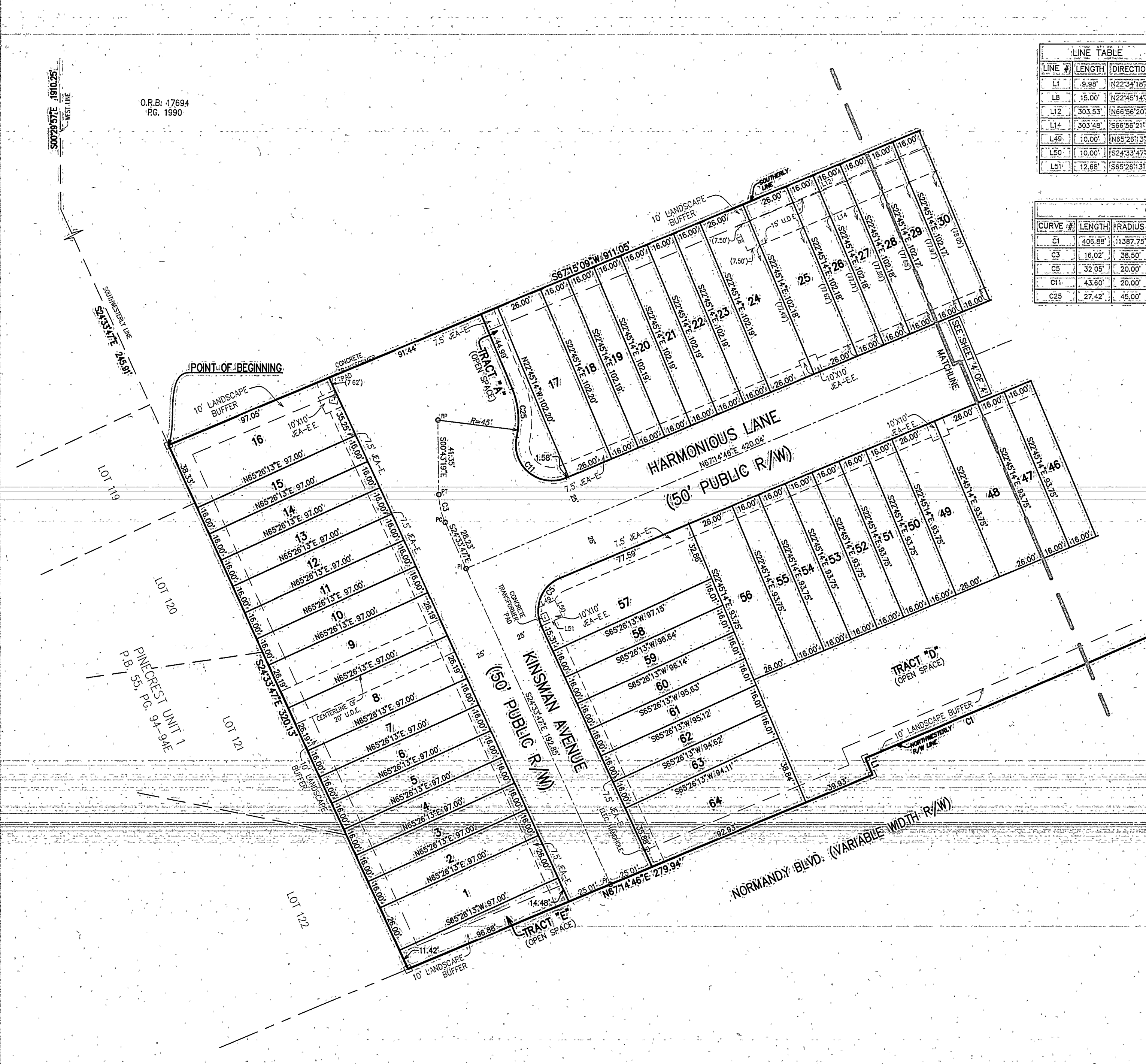
- NOTES:
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 - BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (9901).
 - THIS PLAT IS NOT THE SOURCE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION. INQUIRIES RELATING TO FEMA INFORMATION, FLOOD INSURANCE RATE MAPS (FIRM), OR OTHER FLOODPLAIN MANAGEMENT DOCUMENTS SHOULD BE MADE TO THE CITY OF JACKSONVILLE'S DEPARTMENT OF PLANNING AND DEVELOPMENT, DEVELOPMENT SERVICES DIVISION.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEAS FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEAS EQUIPMENT; EASEMENTS "JEAS, E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEAS.
 - JEAS EASEMENTS "JEAS, E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEAS. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEAS AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - 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 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OR THE RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - 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 EASEMENT BY THE CITY OF JACKSONVILLE.
 - TERMS OF THIS PLAT ARE SUBJECT TO A DRAINAGE EASEMENT IN OFFICIAL RECORDS BOOK 20821, 2308-1468. EASEMENT IS SHOWN ON PLAT.
 - 64 LOTS AND 5 TRACTS IN THIS PHASE.

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KIRKWOOD GROVE TOWNHOMES

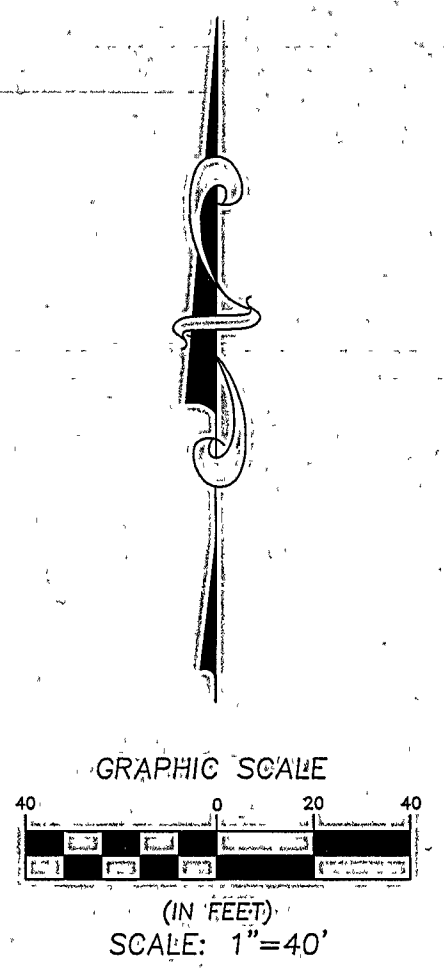
A PORTION OF THE NORTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA


SHEET 3 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L1	9.98'	N22°34'18"W
L8	15.00'	N22°45'14"W
L12	303.53'	N66°56'20"E
L14	303.48'	S66°56'21"W
L49	10.00'	N65°26'13"E
L50	10.00'	S24°33'47"E
L51	12.68'	S65°26'13"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	406.88'	11387.75'	2°02'56"	N66°07'12"E	406.85'
C3	16.02'	38.50'	23°50'28"	S12°38'33"E	15.80'
C5	32.05'	20.00'	91°48'33"	N21°20'29"E	28.73'
C11	43.60'	26.00'	124°55'02"	N50°17'43"W	35.47'
C25	27.42'	45.00'	34°55'02"	N05°17'43"W	27.60'

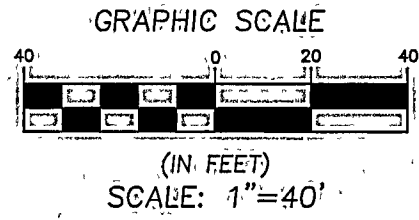
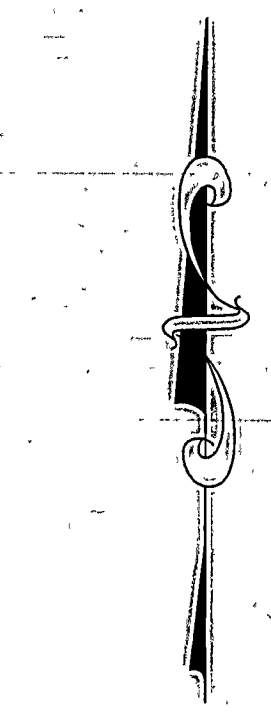
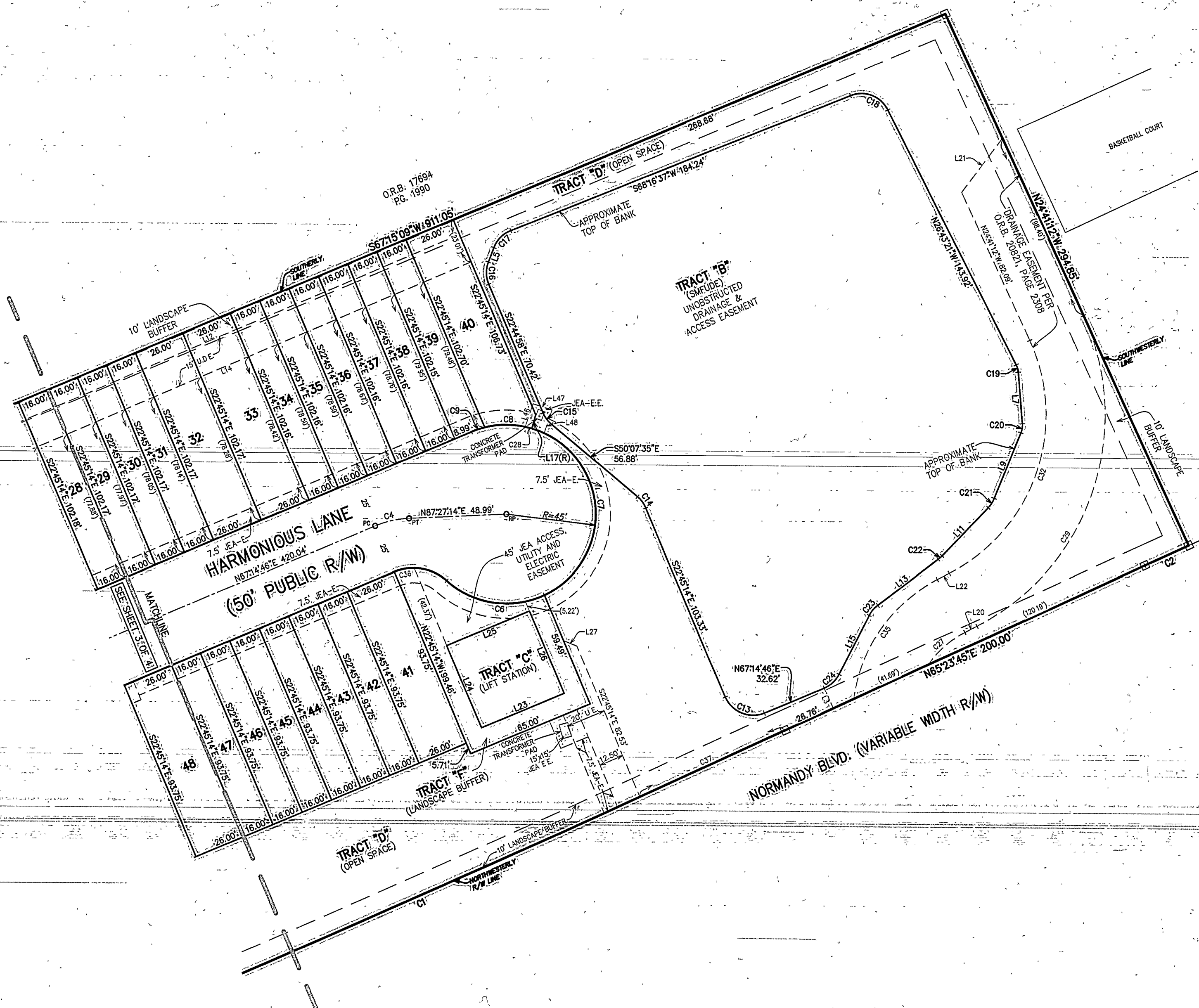


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KIRKWOOD GROVE TOWNHOMES

A PORTION OF THE NORTH ONE-HALF OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 25 EAST, THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SHEET 4 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L3	11.16'	N24°36'15"W
L5	7.81'	S20°51'36"W
L7	26.08'	N04°30'57"W
L9	35.69'	N22°02'33"E
L11	33.58'	N43°29'39"E
L12	303.53'	N66°56'20"E
L13	38.45'	N52°56'56"E
L14	303.48'	S66°56'21"W
L15	33.54'	N27°21'07"E
L17	7.19'	S16°28'51"W
L20	6.84'	S62°34'44"W
L21	34.15'	N36°46'49"E
L22	6.84'	N62°34'44"E
L23	45.00'	N67°14'46"E
L24	45.00'	S22°45'14"E
L25	45.00'	S67°14'46"W
L26	45.00'	N22°45'14"W
L27	7.32'	S68°00'14"E
L46	12.28'	S18°35'33"W
L47	10.00'	N71°24'27"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	406.88'	11387.75'	2°02'50"	N66°07'12"E	406.85'
C2	24.26'	11931.75'	0°07'14"	N65°27'22"E	24.26'
C4	17.63'	50.00'	20°12'28"	N77°21'00"E	17.54'
C6	52.51'	45.00'	66°51'27"	S81°33'34"E	49.58'
C7	108.80'	45.00'	138°31'52"	N04°15'14"W	84.17'
C8	23.78'	45.00'	30°16'32"	N88°39'26"W	23.50'
C9	7.04'	45.00'	6°57'32"	S71°43'32"W	7.03'
C13	23.42'	15.35'	87°26'43"	S67°45'14"E	21.21'
C14	7.17'	15.00'	27°22'21"	S36°26'24"E	7.10'
C15	7.17'	15.00'	27°22'37"	S36°26'16"E	7.10'
C16	11.52'	15.00'	23°36'34"	S00°56'41"E	11.14'
C17	12.41'	15.00'	47°25'00"	S44°34'06"W	12.06'
C18	22.25'	15.00'	85°00'03"	N69°13'22"W	20.27'
C19	3.88'	10.00'	22°12'23"	N15°37'09"W	3.85'
C20	4.64'	10.00'	26°33'31"	N08°45'48"E	4.59'
C21	5.62'	15.00'	21°27'05"	N32°46'06"E	5.58'
C22	2.48'	15.00'	9°27'18"	N48°13'17"E	2.47'
C23	6.70'	15.00'	25°35'49"	N40°09'02"E	6.65'
C24	10.44'	15.00'	39°53'38"	N47°17'57"E	10.23'
C27	24.64'	49.80'	28°21'25"	S48°24'02"W	24.39'
C28	3.35'	45.00'	4°16'03"	N75°39'11"W	3.35'
C29	182.77'	120.00'	87°15'56"	S18°56'46"W	165.61'
C32	137.08'	90.00'	87°15'56"	N18°56'46"E	124.21'
C35	76.48'	79.80'	54°54'42"	N35°07'23"E	73.58'
C36	10.29'	25.00'	23°34'41"	S79°02'07"W	10.22'
C37	80.49'	11387.75'	0°24'18"	N65°17'56"E	80.49'

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