

# OLD KINGS PLANTATION UNIT THREE

A PORTION OF THE SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **69** PAGE **113**  
SHEET 1 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

**CAPTION**  
A PORTION OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING, COMMENCE AT THE MOST NORTHERLY CORNER OF OLD KINGS PLANTATION UNIT TWO, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 63, PAGES 94 THROUGH 102 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF SAID OLD KINGS PLANTATION UNIT TWO, THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 60°04'06" WEST, 170.00 FEET; THENCE SOUTH 29°55'52" EAST, 19.94 FEET; THENCE SOUTH 60°04'11" WEST, 220.11 FEET; THENCE NORTH 29°55'52" WEST, 21.54 FEET; THENCE SOUTH 60°10'15" WEST, 155.00 FEET TO A NORTHEASTERLY LINE OF OLD KINGS PLANTATION UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 62, PAGES 196 THROUGH 203 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY AND NORTHERLY LINE OF SAID OLD KINGS PLANTATION UNIT ONE, THE FOLLOWING BEARINGS AND DISTANCES, THENCE NORTH 29°55'52" WEST, 130.16 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 46°42'18" WEST, 20.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°28'56" WEST, 92.55 FEET; THENCE SOUTH 76°33'38" WEST, 33.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF DAVELL ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 01°19'58" EAST, 114.36 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 01°19'58" EAST, 114.36 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5769.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 60°12'52" EAST, 114.36 FEET; THENCE SOUTH 29°56'16" EAST, ALONG THE NORTHEASTERLY LINE OF SAID SECTION 6, 1022.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.43± ACRES, MORE OR LESS.

25 JAN 2016

Date  
*[Signature]*  
City Engineer  
Director of Public Works  
Date  
*[Signature]*  
for General Counsel

**ADOPTION AND DEDICATION**  
THIS IS TO CERTIFY THAT OLD KINGS PLANTATION, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LEGAL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS OLD KINGS PLANTATION UNIT 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, AND DRIVES, EXCEPTING THEREFROM ALL PRIVATE EASEMENTS, TRACT "P" (UPLAND BUFFER), AND TRACT "Q" (LAKE/STORMWATER), WHICH SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS AS SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE LAKES/STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES/STORMWATER MANAGEMENT FACILITIES WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL ON OR COME UPON ALL RIGHTS OF WAY AS NOTED ABOVE, TOGETHER WITH ALL SUBSTANCES OR MATTER WHICH MAY FLOW OR PASS FROM RIGHTS OF WAY; FROM ADJACENT LAND OR FROM ANY OTHER SOURCE OF PUBLIC WATERS INTO OR THROUGH SAID LAKES/STORMWATER MANAGEMENT FACILITIES, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS FOR ANY DAMAGE, INJURIES OR LOSS TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.
- (2) THE LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING OWNER(S), ITS SUCCESSORS AND ASSIGNS, AND ALL MAINTENANCE AND ANY OTHER MATTERS PERTAINING TO SAID LAKES/STORMWATER MANAGEMENT FACILITIES ARE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF JACKSONVILLE BY ACCEPTANCE OF THIS PLAT ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID LAKES AND TREATMENT SYSTEMS. UPON FAILURE OF THE HOME OWNERS ASSOCIATION TO 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.
- (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 LAKES AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MAINTAIN THE WATER LEVEL IN ACCORDANCE WITH ANY STATE OR LOCAL PERMITS INCLUDING THE REPAIR, REMOVAL OR REPLACEMENT OF THE LAKES/STORMWATER MANAGEMENT FACILITIES AND THE CONTROL STRUCTURES TO EFFECT ADEQUATE DRAINAGE.

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

THE UNDERSIGNED OWNER(S) DO HEREBY RESERVE UNTO THEMSELVES AND ASSIGNS, AN EASEMENT FOR LANDSCAPING AND CONSTRUCTION OF SIGNS OVER ALL UNRESTRICTED ACCESS EASEMENTS AND PRIVATE UNOBSTRUCTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE MAINTENANCE RESPONSIBILITIES OF WHICH SHALL BE THOSE OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 EASEMENT" 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.

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.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS SHOWN BELOW ON THIS 17<sup>th</sup> DAY OF January, 2017.

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE, THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 18<sup>th</sup> DAY OF Jan, A.D. 2017.

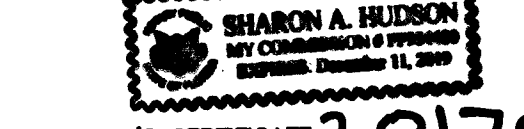
*[Signature]*  
JAMES B. HARRISON, JR.  
PROFESSIONAL SURVEYOR & MAPPER, LICENSE NUMBER 2647  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.

OLD KINGS PLANTATION, LLP  
A FLORIDA LIMITED LIABILITY PARTNERSHIP  
BY: *[Signature]*  
GREGORY E. MATOVINA  
MANAGING PARTNER  
WITNESS: *[Signature]*  
Archie J. Brooks III  
TYPE OR PRINT NAME  
WITNESS: *[Signature]*  
SARA TO HARR  
TYPE OR PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF January, A.D. 2017, BY GREGORY E. MATOVINA AS MANAGING PARTNER OF OLD KINGS PLANTATION, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF THE LIMITED LIABILITY PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES 12/11/19

*[Signature]*  
PRINTED NAME: SHARON A. HUDSON  
COMMISSION NUMBER FF934400



CLERK'S CERTIFICATE 2017021797  
THIS IS TO CERTIFY THAT THIS PLAT HAS APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 69, PAGES 113-116 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 30 DAY OF January, A.D. 2017.  
*[Signature]*  
RONNIE FUSSELL, CLERK OF THE CIRCUIT COURT  
*[Signature]*  
DEPUTY CLERK



APPROVED FOR 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.

*[Signature]*  
JOHN PAPPAS, P.E.  
DIRECTOR OF PUBLIC WORKS  
DATE 1/26/17

PLAT CONFORMITY REVIEW  
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS 25 DAY OF Jan, 2017.

*[Signature]*  
W. MONROE HAZEN  
PROFESSIONAL LAND SURVEYOR NUMBER 3398

PREPARED BY  
ALL AMERICAN SURVEYORS OF FLORIDA, INC.  
3751 SAN JOSE PLACE SUITE 15  
JACKSONVILLE, FLORIDA 32257  
904-279-0088  
LICENSED BUSINESS NO. 3857

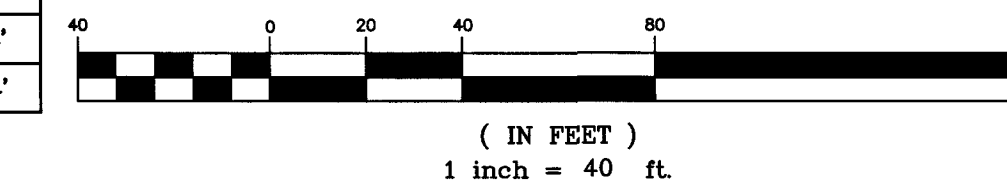


# OLD KINGS PLANTATION UNIT THREE

A PORTION OF THE SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N88°40'31"W	20.71'
L6	S29°55'52"E	19.94'
L7	N29°55'52"W	21.54'
L8	S76°33'38"W	33.04'

GRAPHIC SCALE



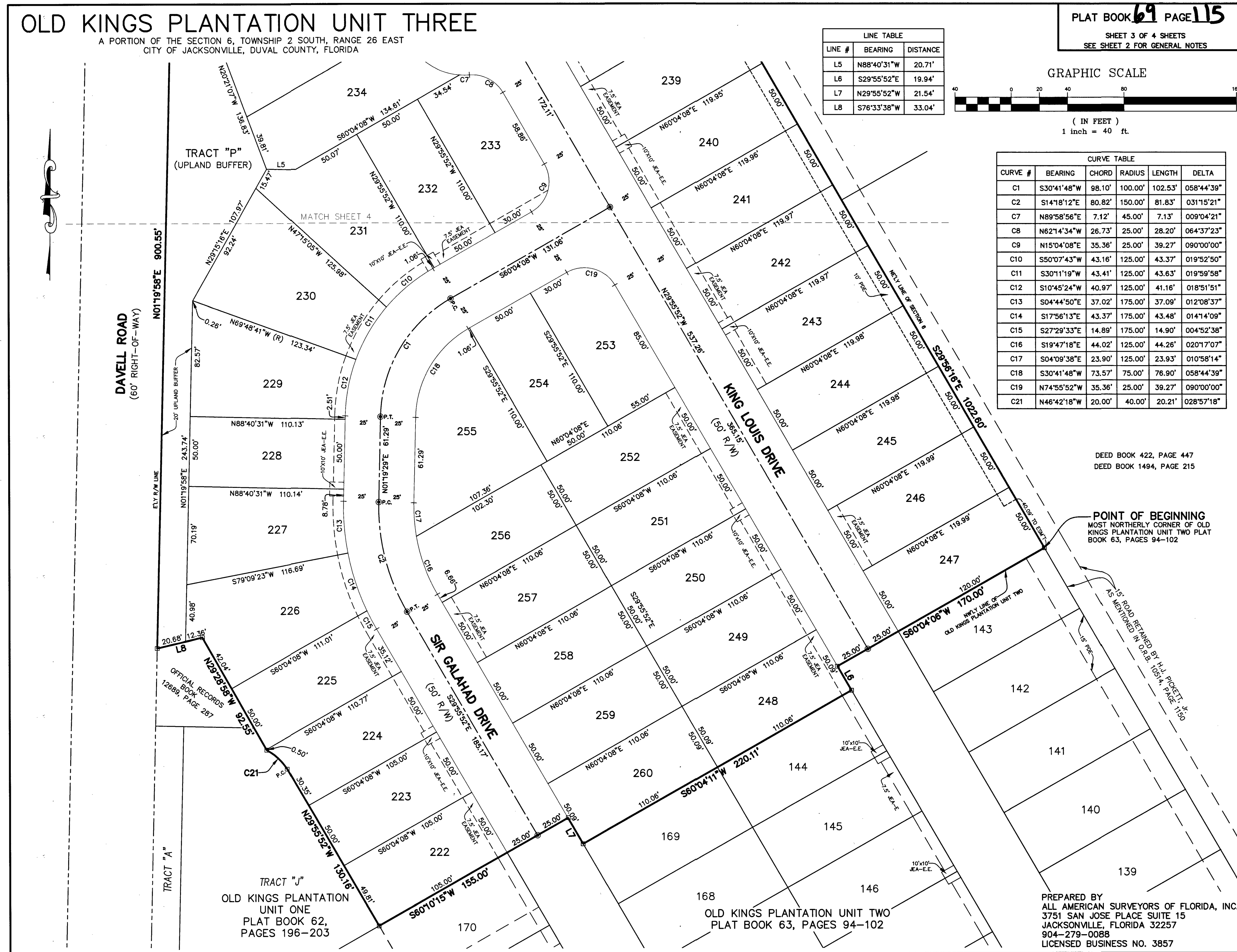
CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S30°41'48"W	98.10'	100.00'	102.53'	058°44'39"
C2	S14°18'12"E	80.82'	150.00'	81.83'	031°15'21"
C7	N89°58'56"E	7.12'	45.00'	7.13'	009°04'21"
C8	N62°14'34"W	26.73'	25.00'	28.20'	064°37'23"
C9	N15°04'08"E	35.36'	25.00'	39.27'	090°00'00"
C10	S50°07'43"W	43.16'	125.00'	43.37'	019°52'50"
C11	S30°11'19"W	43.41'	125.00'	43.63'	019°59'58"
C12	S10°45'24"W	40.97'	125.00'	41.16'	018°51'51"
C13	S04°44'50"E	37.02'	175.00'	37.09'	012°08'37"
C14	S17°56'13"E	43.37'	175.00'	43.48'	014°14'09"
C15	S27°29'33"E	14.89'	175.00'	14.90'	004°52'38"
C16	S19°47'18"E	44.02'	125.00'	44.26'	020°17'07"
C17	S04°09'38"E	23.90'	125.00'	23.93'	010°58'14"
C18	S30°41'48"W	73.57'	75.00'	76.90'	058°44'39"
C19	N74°55'52"W	35.36'	25.00'	39.27'	090°00'00"
C21	N46°42'18"W	20.00'	40.00'	20.21'	028°57'18"

DEED BOOK 422, PAGE 447  
DEED BOOK 1494, PAGE 215

POINT OF BEGINNING  
MOST NORTHERLY CORNER OF OLD  
KINGS PLANTATION UNIT TWO PLAT  
BOOK 63, PAGES 94-102

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LICENSED BUSINESS NO. 3857

(PLANS AND PLAT) CITY DEVELOPMENT NO: 6830.002



# OLD KINGS PLANTATION UNIT THREE

A PORTION OF THE SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK **69** PAGE **116**

SHEET 4 OF 4 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

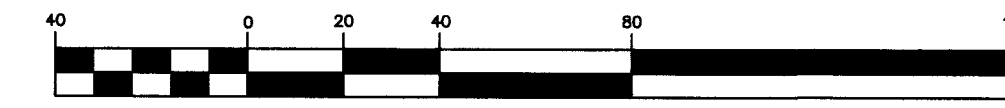
N60°12'52"E  
CH = 114.36'  
R = 5789.58'  
A = 114.36°  
Δ = 001°08'08"

LANE AVENUE NORTH  
(60' RIGHT-OF-WAY)

OFFICIAL RECORDS BOOK  
14068, PAGE 704

OFFICIAL RECORDS BOOK  
14068, PAGE 704

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C3	N36°41'18"W	10.59'	45.00'	10.61'	013°30'52"
C4	N79°46'19"W	53.31'	45.00'	57.06'	072°39'12"
C5	S23°45'08"W	58.03'	45.00'	63.07'	080°17'53"
C6	S50°56'21"E	51.03'	45.00'	54.26'	069°05'05"
C7	N89°58'56"E	7.12'	45.00'	7.13'	009°04'21"
C8	N62°14'34"W	26.73'	25.00'	28.20'	064°37'23"
C20	N60°09'31"E	103.18'	5789.58'	103.19'	001°01'16"
C22	N60°35'32"E	38.26'	5769.58'	38.26'	000°22'48"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N60°04'08"E	20.00'
L2	N46°33'16"E	9.52'
L3	S29°27'39"E	43.11'
L4	S73°36'11"W	10.09'
L5	N88°40'31"W	20.71'

OFFICIAL RECORDS BOOK  
10514, PAGE 1150

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