



# KINGS PRESERVE PHASE 1A

SHEET 2 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)

Approved 6/18/2024  
Date  
[Signature]  
City Engineer  
for Director of Public Works

Approved 06/13/2024  
Date  
[Signature]  
for General Counsel

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E ALL BEING IN A PORTION OF SECTIONS 2, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PLUMMER JV, LLC IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS KINGS PRESERVE PHASE 1A, 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 "A", "B", "C", "D", "M" & "N" (SMFUDE), AND TRACTS "F", "G", "H", "I" & "O" (ACTIVE RECREATION), TRACTS "J", "K" & "L" (CONSERVATION), TRACTS "Q", "P", "R" & "S" (OPEN SPACE) AND TRACT "T" (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, AND SIDEWALKS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"); ALL UNOBSTRUCTED EASEMENTS FOR DRAINAGE, NON-ACCESS EASEMENTS, AND NON-EXCLUSIVE DRAINAGE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE STORMWATER MANAGEMENT FACILITIES SHOWN IN 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 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 ARE THE RESPONSIBILITY OF SAID OWNERS. THE "CITY", BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR SAID STORMWATER MANAGEMENT FACILITIES. UPON FAILURE OF THE "OWNER", HOMEOWNERS' ASSOCIATION OR OTHER SUCH ENTITY THAT HAS ASSUMED THE OBLIGATION OF OPERATION AND MAINTENANCE PERTAINING TO SAID STORMWATER FACILITIES, AS WELL AS TRACTS AND PARCELS ASSOCIATED WITH THOSE FACILITIES, THE OBLIGATION WOULD THEN FALL EQUALLY ON ALL OF THE LOT OWNERS AS SHOWN ON THIS PLAT.
- (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.

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 17<sup>TH</sup> DAY OF June, 2024.

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

### 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 THIS 20<sup>TH</sup> DAY OF June, 2024.

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

### 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 22-32 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 21 DAY OF June, 2024.

BY: [Signature]  
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT

[Signature]  
DEPUTY CLERK



### CONSENT AND JOINDER FOR COMMUNITY DEVELOPMENT DISTRICT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE IMPOSED BY RESOLUTIONS 2023-29, 2023-30, 2023-34 AND 2024-10 ADOPTED BY THE DARBY COMMUNITY DEVELOPMENT DISTRICT AND EVIDENCED BY THAT CERTAIN DARBY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SERIES 2024 ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 20951, PAGE 749, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (ASSESSMENT LIEN), 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 ASSESSMENT LIEN SHALL BE SUBORDINATED TO SAID DEDICATIONS.

DARBY COMMUNITY DEVELOPMENT DISTRICT  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

WITNESS  
[Signature]  
Justin Holms  
PRINT NAME

BY: [Signature]  
PRINT NAME: CHRISTIAN A. ALLEN  
AS ITS: AUTHORIZED SIGNATORY

[Signature]  
WITNESS  
[Signature]  
Ezekiel Silverman  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 21 DAY OF May, 2024, BY CHRISTIAN A. ALLEN AS AUTHORIZED SIGNATORY OF THE DARBY COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. HH305513

[Signature]  
TIFFANY GAYTON  
Commission # HH 305513  
Expires December 26, 2026

### CONSENT AND JOINDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 20739, PAGE 2439, AND ASSIGNED IN OFFICIAL RECORDS BOOK 20844, PAGE 1352, ALL 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.

DLP CAPITAL LENDING CH, LLC  
(A FLORIDA LIMITED LIABILITY COMPANY)

WITNESS  
[Signature]  
Julia Mochanick  
PRINT NAME

BY: DLP CAPITAL LENDING, LLC, AS ITS MANAGER  
BY: DLP CAPITAL PARTNERS, LLC, AS ITS MANAGER  
BY: DLP REAL ESTATE CAPITAL INC., AS ITS MANAGER  
PRINT NAME: DONALD WENNER  
AS ITS: PRESIDENT

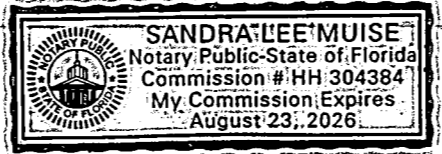
[Signature]  
WITNESS  
[Signature]  
Lori Aldrich  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 20<sup>TH</sup> DAY OF May, 2024, BY Donald Wenner AS President OF DLP CAPITAL LENDING CH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

[Signature]  
Sandra Lee Muise  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. HH304384

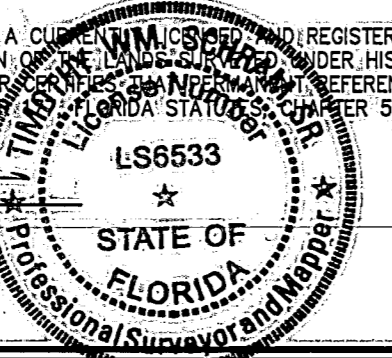
[Signature]  
Sandra Lee Muise  
PRINT NAME  
MY COMMISSION EXPIRES: 8/23/26



### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT ALL NECESSARY REFERENCE MONUMENTS HAVE BEEN MONUMENTED, AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND SECTION 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 16<sup>TH</sup> DAY OF May, 2024.

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



CLARSON & ASSOCIATES, INC. (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
WEBSITE: clarsonfl.com

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 KINGS PRESERVE PHASE 1A. 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.

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

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 EASEMENT SURROUNDING THE LIFT STATION, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT "E" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. 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 EASEMENT 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 EASEMENT, AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "E" (LIFT STATION). 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.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY, ACCESS & ELECTRIC 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 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 THEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 16 DAY OF May, 2024.

PLUMMER JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: [Signature]  
CLDG PLUMMER PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
AS ITS MANAGER

WITNESS  
[Signature]  
STEPHAN BAKER  
PRINT NAME

BY: [Signature]  
PRINT NAME: GEORGE LEONE  
AS ITS: MANAGER

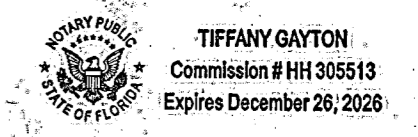
WITNESS  
[Signature]  
ERICH GEISLER  
PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  (PHYSICAL PRESENCE) OR  (ONLINE NOTARIZATION), THIS 16 DAY OF May, 2024, PLUMMER JV, LLC, BY: CLDG PLUMMER PARTNERS, LLC AS ITS MANAGER, BY: GEORGE LEONE AS ITS MANAGER. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. HH305513

[Signature]  
TIFFANY GAYTON  
Commission # HH 305513  
Expires December 26, 2026

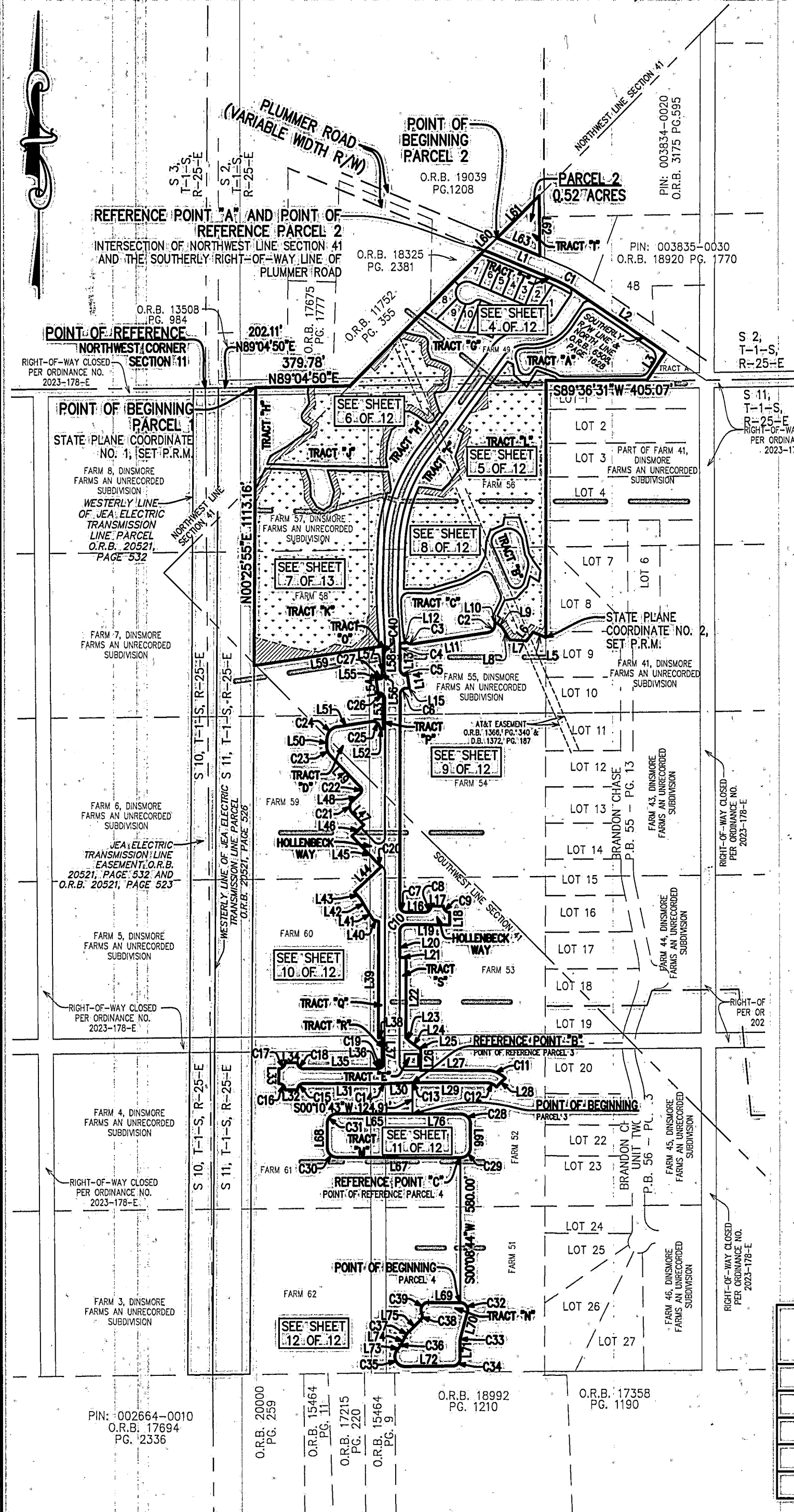


Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue, Jacksonville, FL 32207  
Phone: 904.396.2623 - Website: clarsonfl.com

# KINGS PRESERVE PHASE 1A

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E, ALL BEING IN A PORTION OF SECTIONS 2, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

SHEET 3 OF 11  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	98.94'	506.86'	11°10'54"	S61°29'47"E	98.78'
C2	49.70'	32.00'	88°59'18"	S36°55'23"W	44.85'
C3	25.56'	32.00'	45°45'55"	N75°42'00"W	24.89'
C4	43.57'	1530.00'	1°37'54"	S00°38'14"E	43.57'
C5	43.09'	25.00'	98°45'41"	S49°12'07"E	37.95'
C6	35.45'	25.00'	81°14'19"	S40°47'53"W	32.55'
C7	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C8	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C9	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C10	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C11	82.47'	105.00'	45°00'00"	S67°19'17"E	80.36'
C12	43.20'	55.00'	45°00'00"	N67°19'17"W	42.10'
C13	4.32'	100.00'	2°28'30"	S88°56'28"W	4.32'
C14	4.32'	100.00'	2°28'30"	S88°56'28"W	4.32'
C15	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C16	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'
C17	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C18	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C19	23.56'	15.00'	90°00'00"	N45°10'43"E	21.21'
C20	23.63'	105.00'	12°53'39"	N49°35'15"W	23.58'

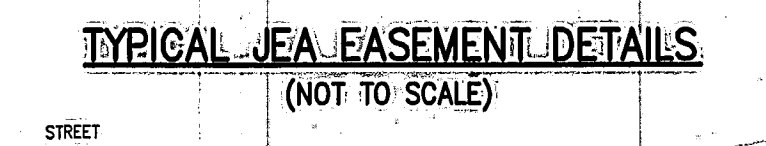
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C21	50.27'	32.00'	90°00'00"	N01°51'35"E	45.25'
C22	31.42'	20.00'	90°00'00"	N01°51'35"E	28.28'
C23	37.80'	50.00'	43°19'08"	N21°28'51"W	36.91'
C24	70.89'	50.00'	81°14'19"	N40°47'53"E	65.10'
C25	51.71'	30.00'	98°45'41"	S49°12'07"E	45.54'
C26	30.16'	17.50'	98°45'41"	N49°12'07"W	26.57'
C27	11.20'	17.50'	36°40'08"	N63°04'58"E	11.01'
C28	62.83'	40.00'	90°00'00"	S44°49'17"E	56.57'
C29	62.83'	40.00'	90°00'00"	S45°10'43"W	56.57'
C30	62.83'	40.00'	90°00'00"	N44°49'17"W	56.57'
C31	62.83'	40.00'	90°00'00"	N45°10'43"E	56.57'
C32	55.13'	30.00'	105°17'07"	S37°10'43"E	47.69'
C33	8.00'	30.00'	151°7'07"	S07°49'17"W	7.98'
C34	46.73'	30.00'	89°14'30"	S44°47'58"W	42.14'
C35	88.15'	40.00'	126°16'16"	N27°26'39"W	71.37'
C36	3.48'	25.00'	7°59'04"	N31°41'58"E	3.48'
C37	28.16'	90.00'	17°56'31"	N36°40'41"E	28.07'
C38	30.66'	25.00'	70°16'22"	N10°30'46"E	28.78'
C39	60.11'	30.00'	114°48'08"	N32°46'39"E	50.55'
C40	33.44'	1462.30'	118°36'	N00°28'35"W	33.44'

LINE #	LENGTH	DIRECTION
L1	304.38'	S67°05'14"E
L2	432.34'	S55°54'20"E
L3	131.51'	S34°05'18"W
L4	405.07'	S89°36'31"W
L5	55.48'	N67°14'11"W
L6	44.53'	S36°53'28"W
L7	67.52'	N88°06'29"W
L8	60.96'	N31°10'01"W
L9	24.12'	N54°30'23"W
L10	8.84'	S82°25'45"W
L11	305.83'	S81°25'02"W
L12	27.34'	S81°37'01"W
L13	58.49'	S00°10'43"W
L14	50.00'	S08°34'58"E
L15	15.41'	S81°25'02"W
L16	75.00'	S89°49'17"E
L17	50.00'	S89°49'17"E
L18	50.00'	S00°10'43"W
L19	175.00'	N89°49'17"W
L20	105.00'	S00°10'43"W
L21	25.00'	S89°49'17"E
L22	317.94'	S00°10'43"W
L23	20.41'	S45°04'34"E
L24	45.11'	S53°29'57"E
L25	9.32'	S79°10'35"E
L26	88.16'	S00°10'43"W
L27	265.00'	S89°49'17"E
L28	50.00'	S45°10'43"W
L29	293.65'	N89°49'17"W
L30	111.47'	S87°42'13"W
L31	321.76'	N89°49'17"W
L32	50.00'	N89°49'17"W
L33	60.00'	N00°10'43"E
L34	50.00'	S89°49'17"E
L35	300.41'	S89°49'17"E
L36	10.00'	N00°10'43"E
L37	101.17'	N00°10'43"E
L38	15.06'	S85°12'38"W

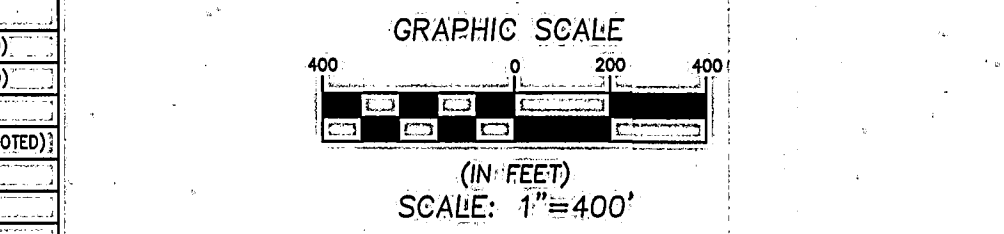
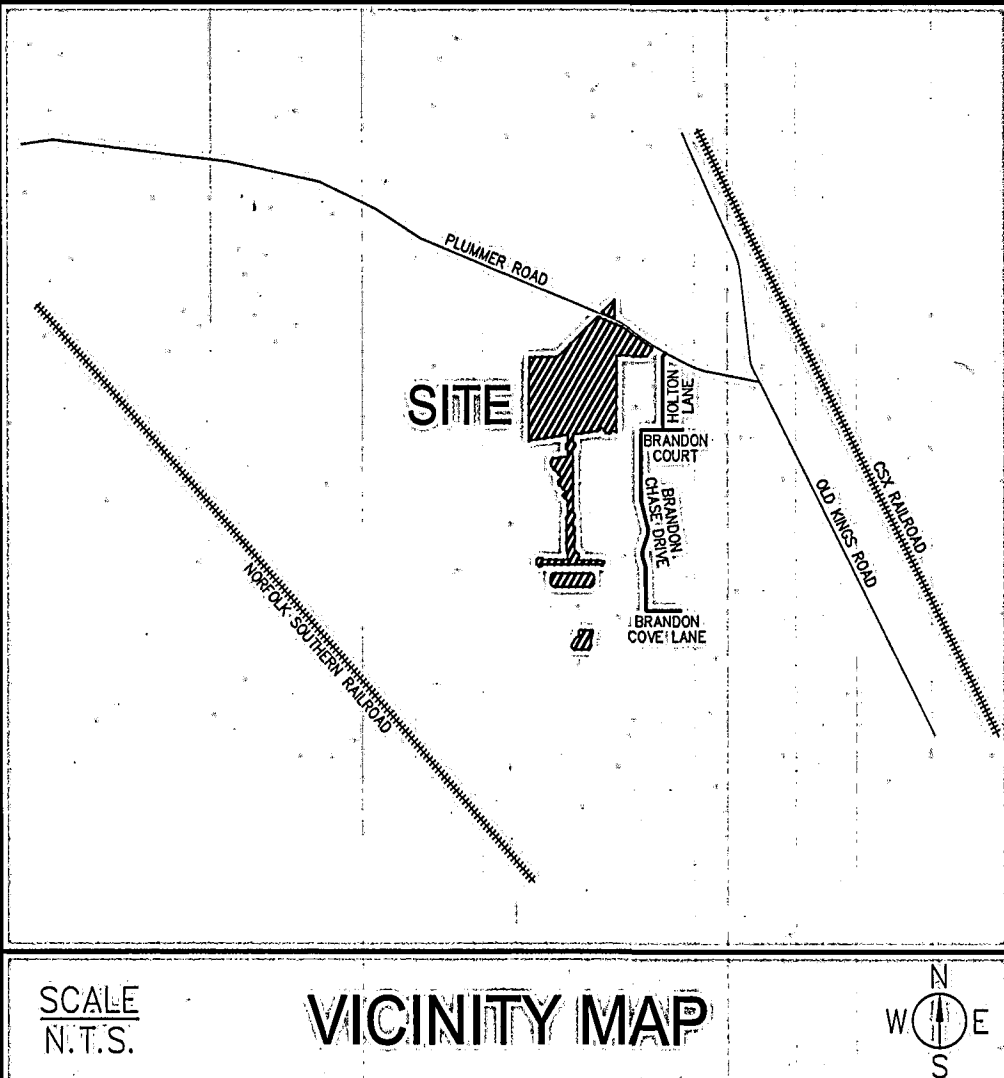
LINE #	LENGTH	DIRECTION
L39	460.80'	N00°10'43"E
L40	23.62'	N70°41'08"W
L41	52.11'	N32°05'38"W
L42	46.09'	N30°28'49"W
L43	36.29'	N41°18'41"W
L44	149.79'	N46°51'35"E
L45	148.41'	N43°08'25"W
L46	65.50'	N46°51'35"E
L47	68.59'	N43°08'25"W
L48	42.50'	N46°51'35"E
L49	176.24'	N43°08'25"W
L50	29.84'	N00°10'43"E
L51	138.52'	N81°25'02"E
L52	13.00'	S89°49'17"E
L53	120.29'	N00°10'43"E
L54	65.00'	N08°34'58"W
L55	15.41'	N81°25'02"E
L56	21.32'	N00°10'43"E
L57	5.03'	S89°49'17"W
L58	66.41'	N00°10'43"E
L59	825.36'	S81°25'02"W
L60	71.23'	N45°00'54"E
L61	241.41'	N45°00'54"E
L62	243.52'	S00°23'06"E
L63	187.15'	N67°05'14"W
L64	302.45'	S89°49'17"E
L65	96.05'	S00°10'43"W
L66	96.05'	S00°10'43"W
L67	495.41'	N89°49'17"W
L68	96.05'	N00°10'43"E
L69	127.83'	S89°49'17"E
L70	107.01'	S15°27'51"W
L71	74.30'	S00°10'43"W
L72	192.09'	S89°25'13"W
L73	25.95'	N35°41'30"E
L74	34.28'	N27°42'26"E
L75	63.74'	N45°38'57"E
L76	192.97'	S89°49'17"E

TRACT	AREA
TRACT "F"	2.51 ACRES
TRACT "G"	1.42 ACRES
TRACT "H"	2.80 ACRES
TRACT "Q"	0.64 ACRES

●	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
○	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
■	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4" X 4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
○	SET MAGNAIL & DISK (LB 1704)
●	FOUND MAGNAIL & DISK (IDENTIFICATION AS NOTED)
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.	OFFICIAL RECORDS BOOK OR VOLUME
ELEC.	ELECTRIC
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA-E	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
JEA-U.A.E.	JEA UTILITY AND ACCESS EASEMENT
CL	CENTERLINE
INT	INTERSECTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PRC	POINT REVERSE CURVATURE
RP	RADIUS POINT
(R)	INDICATES RADIAL LINE
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.E.	UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
SMFUE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT



POINT	NORTHING	EASTING	DESCRIPTION
1	2219810.4842	409922.1837	POINT-OF-BEGINNING, SET, PRM
2	2218809.5899	411086.2605	SOUTHEAST CORNER SUBJECT PROPERTY, SET, PRM



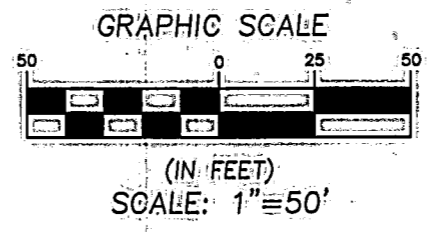
- NOTES:
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS 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 (0901).
  - 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.
  - NOTE: AT THE TIME OF RECORDED OF THIS PLAT, ALL OR PART OF THE PLATTED LANDS HEREIN WERE IN A SPECIAL FLOOD HAZARD AREA (SFHA).
  - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - ALL ACTIVE RECREATION TRACTS FOR PHASE 1 ARE SHOWN ON PHASE 1A.
  - JEA EQUIPMENT EASEMENTS "JEA, E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
  - JEA EASEMENTS "JEA, E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA 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 OF THE LAKE/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.
  - 12, 15, AND 20 TRACTS IN THIS SUBDIVISION.

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

# KINGS PRESERVE PHASE 1A

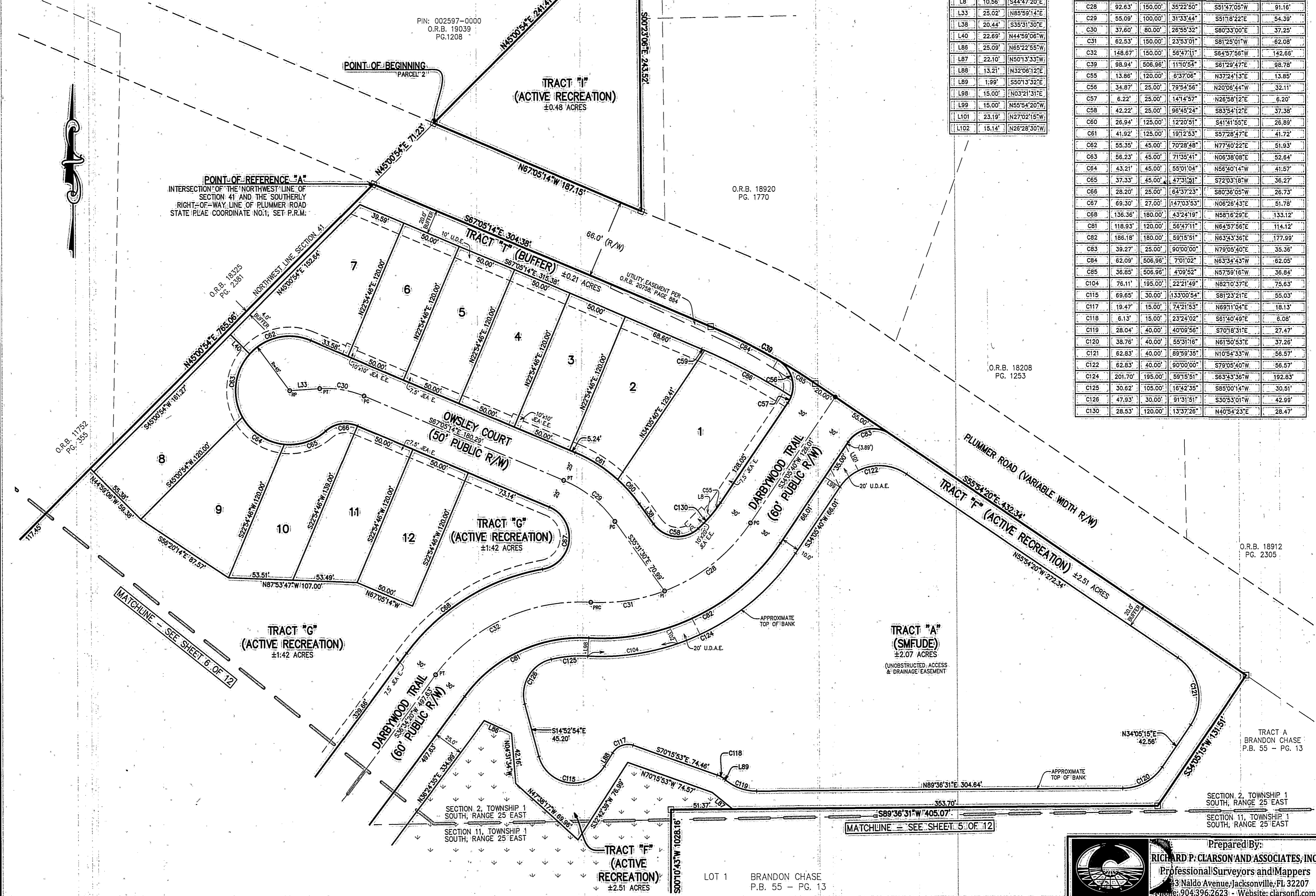
A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E, ALL BEING IN A PORTION OF SECTIONS 2, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

SHEET 4 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L8	10.56'	S44°47'20"E
L33	25.02'	N85°59'14"E
L38	20.44'	S35°31'30"W
L40	22.69'	N44°59'06"W
L86	25.09'	N65°22'55"W
L87	22.10'	N50°13'33"W
L88	13.21'	N32°06'12"E
L89	1.99'	S80°13'32"E
L98	15.00'	N03°21'31"E
L99	15.00'	N55°54'20"W
L101	23.19'	N27°02'16"W
L102	15.14'	N26°28'30"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C28	92.63'	150.00'	35°22'50"	S51°47'05"W	91.16'
C29	55.09'	100.00'	31°33'44"	S51°18'22"E	54.39'
C30	37.60'	80.00'	26°55'52"	S80°33'00"E	37.25'
C31	62.53'	150.00'	23°53'01"	S81°25'01"W	62.08'
C32	148.67'	150.00'	56°47'11"	S64°57'56"W	142.66'
C39	98.94'	506.96'	11°10'54"	S61°29'47"E	98.78'
C55	13.86'	120.00'	6°37'06"	N37°24'13"E	13.85'
C56	34.87'	25.00'	79°54'56"	N20°06'44"W	32.11'
C57	6.22'	25.00'	14°14'57"	N26°58'12"E	6.20'
C58	42.22'	25.00'	96°45'24"	S83°54'12"E	37.38'
C60	26.94'	125.00'	12°20'51"	S41°41'55"E	26.89'
C61	41.92'	125.00'	19°12'53"	S57°28'47"E	41.72'
C62	55.35'	45.00'	70°28'48"	N77°40'22"E	51.93'
C63	56.23'	45.00'	71°35'41"	N06°38'08"E	52.64'
C64	43.21'	45.00'	55°01'04"	N56°40'14"W	41.57'
C65	37.33'	45.00'	47°31'51"	S72°03'16"W	36.27'
C66	28.20'	25.00'	64°37'23"	S80°36'05"W	26.73'
C67	69.30'	27.00'	114°03'53"	N06°26'43"E	51.76'
C68	136.36'	180.00'	43°24'19"	N58°16'29"E	133.12'
C61	118.93'	120.00'	56°47'11"	N64°57'56"E	114.12'
C82	186.18'	180.00'	59°15'51"	N63°43'36"E	177.99'
C83	39.27'	25.00'	90°00'00"	N79°05'40"E	35.36'
C84	62.09'	506.96'	7°01'02"	N63°34'43"W	62.05'
C85	36.85'	506.96'	4°09'52"	N57°59'16"W	36.84'
C104	76.11'	195.00'	22°21'49"	N82°10'37"E	75.63'
C115	69.65'	30.00'	133°00'54"	S81°23'21"E	55.03'
C117	19.47'	15.00'	74°21'53"	N69°11'04"E	18.13'
C118	6.13'	15.00'	23°24'02"	S61°40'49"E	6.08'
C119	28.04'	40.00'	40°09'56"	S70°18'31"E	27.47'
C120	38.76'	40.00'	55°31'16"	N61°50'53"E	37.26'
C121	62.83'	40.00'	89°59'35"	N10°54'33"W	56.57'
C122	62.83'	40.00'	90°00'00"	S79°05'40"W	56.57'
C124	201.70'	195.00'	59°15'51"	S63°43'36"W	192.83'
C125	30.62'	105.00'	16°42'35"	S85°00'14"W	30.51'
C126	47.93'	30.00'	91°31'51"	S30°53'01"W	42.99'
C130	28.53'	120.00'	13°37'26"	N40°54'23"E	28.47'



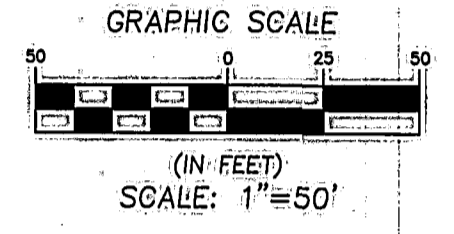
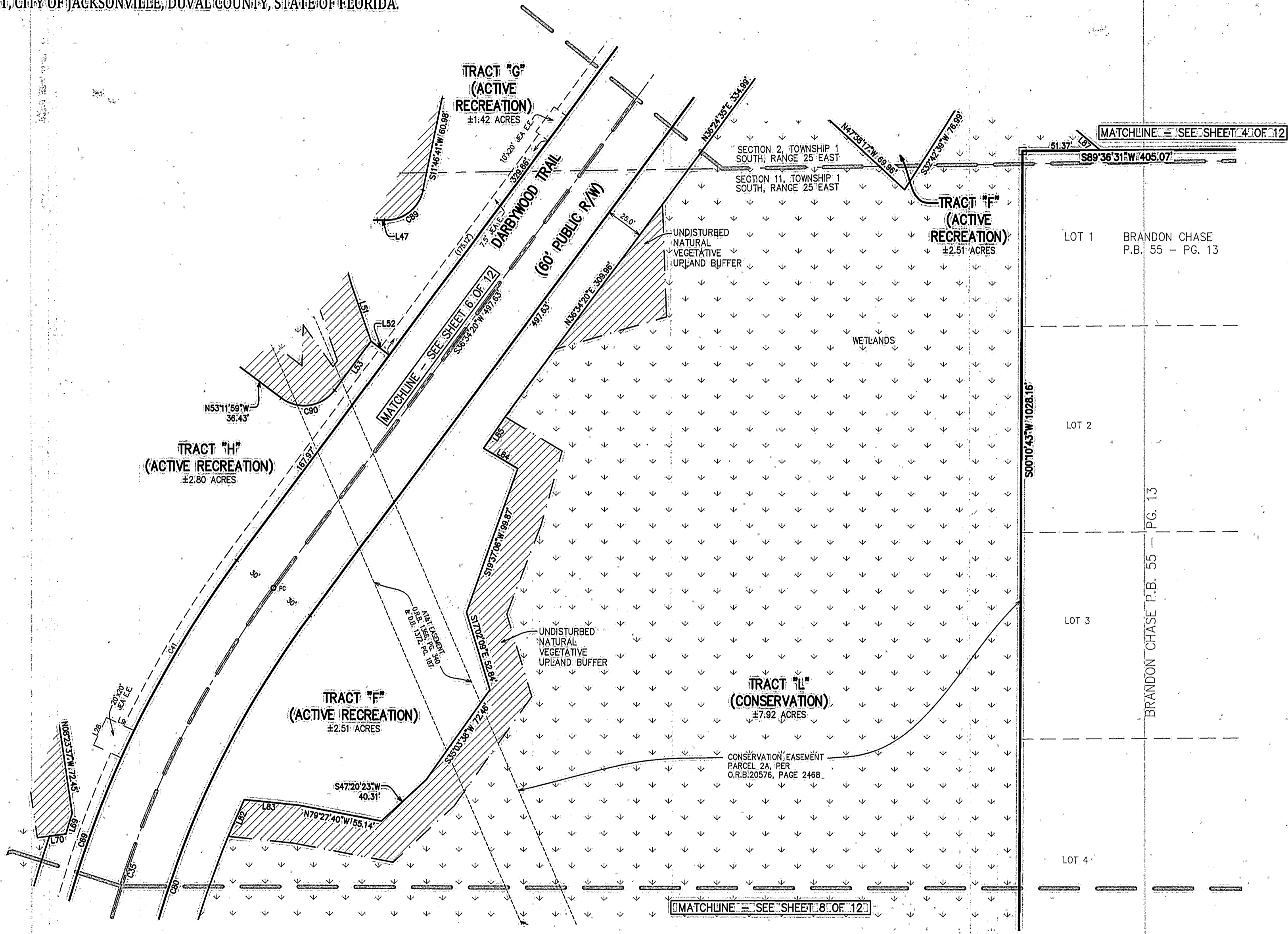
Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 13 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 - Website: clarsonfl.com

# KINGS PRESERVE PHASE 1A

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E. ALL BEING IN A PORTION OF SECTIONS 2, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

PLAT BOOK 83 PAGE 25

SHEET 5 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L47	4.90'	N88°25'23"W
L51	38.84'	S19°10'54"E
L52	15.00'	S53°25'40"E
L53	40.00'	S36°34'20"W
L69	14.18'	N16°38'05"E
L70	10.95'	N82°36'03"E
L82	26.30'	S23°45'50"W
L83	35.98'	N84°18'00"W
L84	26.08'	S59°07'57"E
L85	25.05'	S34°23'59"W
L87	22.10'	N50°13'33"W

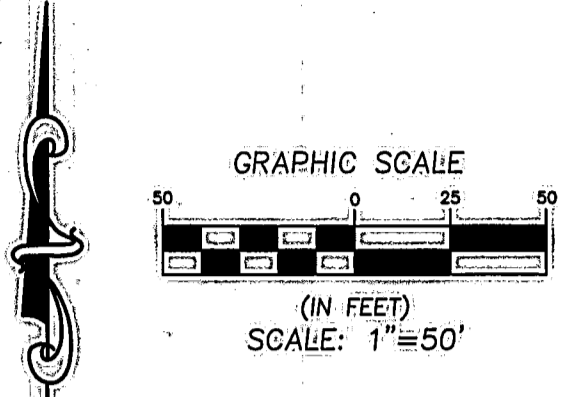
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C35	401.32'	665.00'	34°34'40"	S19°17'00"W	395.26'
C69	419.43'	695.00'	34°34'40"	N19°17'00"E	413.09'
C80	383.22'	635.00'	34°34'40"	N19°17'00"E	377.43'
C89	34.82'	25.00'	79°47'56"	S51°40'39"W	32.07'
C90	39.37'	25.00'	90°13'41"	S81°41'10"W	35.43'

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SHEET 6 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C35	401.32'	665.00'	34°34'40"	S19°17'00"W	395.28'
C41	130.42'	695.00'	10°45'08"	S31°11'46"W	130.23'
C69	419.43'	695.00'	34°34'40"	N19°17'00"E	413.09'
C80	383.22'	635.00'	34°34'40"	N19°17'00"E	377.43'
C87	36.20'	25.00'	82°57'30"	S37°22'05"E	33.12'
C88	34.85'	24.54'	81°22'24"	S28°00'10"E	31.99'
C89	34.82'	25.00'	79°47'58"	S81°40'39"W	32.07'
C90	39.37'	25.00'	90°13'41"	S81°41'10"W	35.43'
C91	41.14'	25.00'	94°17'49"	N12°07'54"W	36.68'
C106	218.22'	610.00'	20°29'49"	S12°14'35"W	217.06'

PIN: 002596-0010  
O.R.B. 13508, PG. 984

PIN: 002596-0030  
O.R.B. 17675  
PG. 1777

SECTION 2, TOWNSHIP 1 SOUTH, RANGE 25 EAST

N89°04'50"E - 379.78'

SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST

212.31'

POINT OF BEGINNING (PARCEL 1)  
STATE PLAE COORDINATE NO.1, SET P.R.M.

1/4 ELECTRIC TRANSMISSION LINE  
PARCEL O.R.B. 20051, PAGE 526

N00°25'55"E - 1113.16'

S09°27'29"W - 84.72'

TRACT "H"  
(ACTIVE RECREATION)  
±2.80 ACRES

TRACT "J"  
(CONSERVATION)  
±4.46 ACRES

TRACT "H"  
(ACTIVE RECREATION)  
±2.80 ACRES

TRACT "G"  
(ACTIVE RECREATION)  
±1.42 ACRES

TRACT "L"  
(CONSERVATION)  
±7.92 ACRES

TRACT "K"  
(CONSERVATION)  
±7.66 ACRES

TRACT "H"  
(ACTIVE RECREATION)  
±2.80 ACRES

TRACT "F"  
(ACTIVE RECREATION)  
±2.51 ACRES

TRACT "K"  
(CONSERVATION)  
±7.66 ACRES

TRACT "L"  
(CONSERVATION)  
±7.92 ACRES

LINE #	LENGTH	DIRECTION
L9	20.00'	S65°00'16"E
L28	20.00'	N24°59'44"E
L41	40.93'	S74°52'25"E
L42	40.83'	S78°50'50"E
L44	28.49'	S04°06'40"W
L45	35.85'	S20°46'32"E
L46	25.13'	S74°12'26"E
L47	4.90'	N88°25'23"W
L48	17.87'	S87°24'03"W
L49	11.95'	S44°14'19"W
L50	34.80'	S15°38'22"E
L51	38.84'	S19°10'54"E
L52	15.00'	S53°25'40"E
L53	40.00'	S36°34'20"W
L55	25.37'	N80°00'00"W
L56	31.16'	N88°34'14"W
L57	34.56'	N12°11'18"E
L58	20.25'	N10°54'09"E
L59	31.66'	N59°16'49"W
L61	56.00'	S15°25'59"W

LINE #	LENGTH	DIRECTION
L62	70.18'	S16°20'29"E
L63	21.58'	S18°20'20"E
L64	26.74'	N88°46'07"W
L65	25.90'	N87°39'09"W
L66	14.24'	S88°09'17"W
L67	10.51'	N84°43'06"W
L68	55.32'	N87°47'04"W
L69	14.18'	N16°38'05"E
L70	10.95'	N82°36'03"E
L74	11.80'	S23°17'53"W
L75	37.54'	N88°24'47"W
L76	26.47'	N88°34'51"W
L80	28.89'	N63°20'29"W
L81	34.09'	S56°38'50"W
L82	26.30'	S23°45'50"W
L83	35.98'	N84°18'00"W
L84	26.08'	S59°07'57"E
L85	25.05'	S34°23'59"W

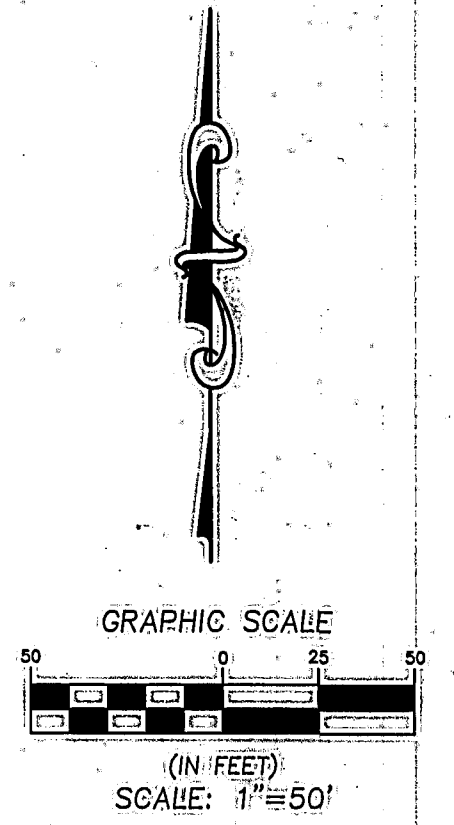
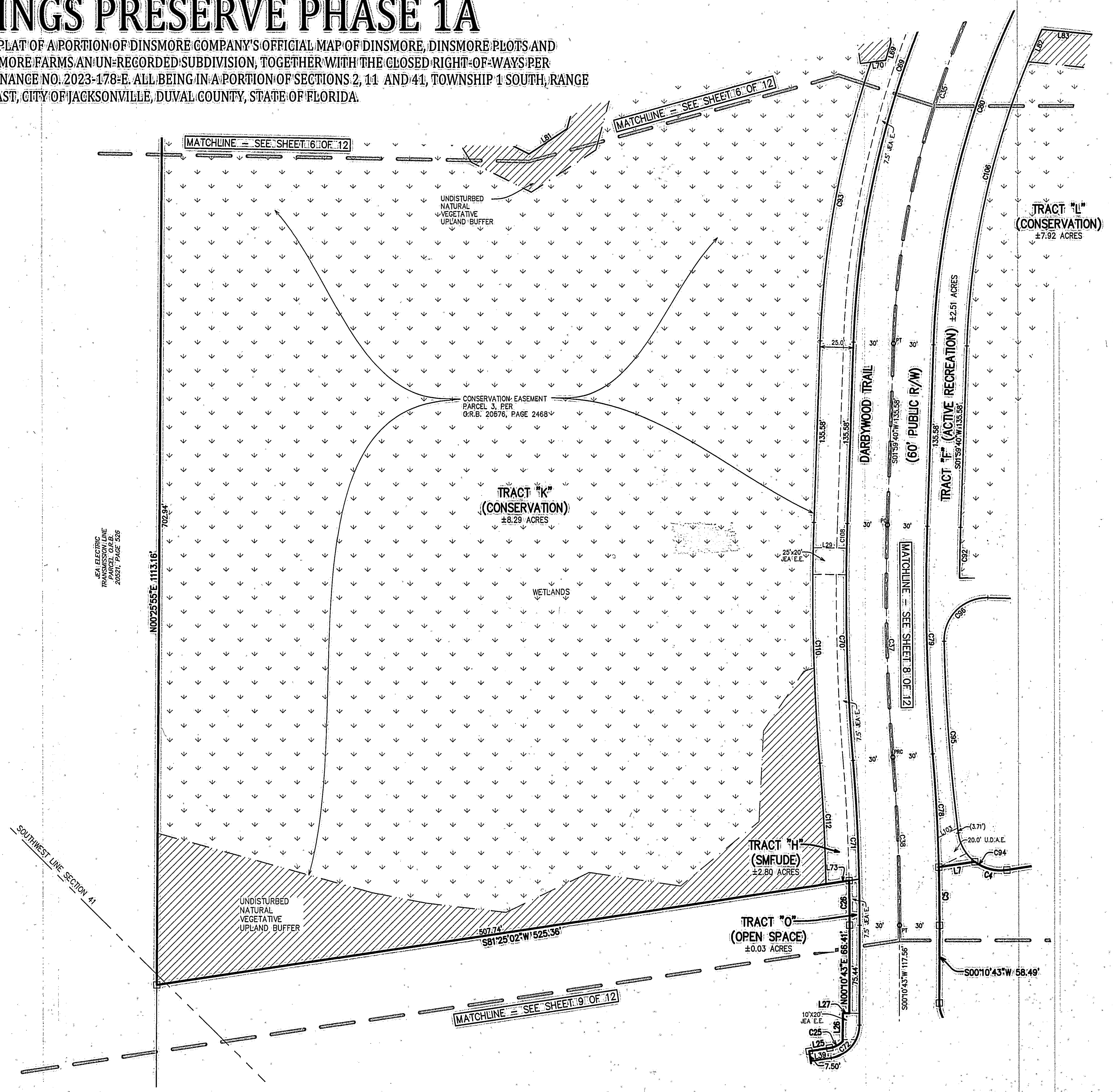
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PLAT BOOK 83 PAGE 27

SHEET 7 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L7	27.34'	S81°37'01"W
L25	15.41'	N81°25'02"E
L26	21.32'	N00°10'43"E
L27	5.03'	S89°49'17"E
L29	25.00'	N89°04'06"W
L39	15.41'	N81°25'02"E
L69	14.18'	N16°38'05"E
L70	10.95'	N82°36'03"E
L73	25.21'	S81°25'02"W
L81	34.09'	S56°38'50"W
L82	26.30'	S23°45'50"W
L83	35.98'	N84°16'00"W
L103	16.59'	N63°52'05"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C3	49.70'	32.00'	88°59'18"	S36°55'23"W	44.85'
C4	25.56'	32.00'	45°45'55"	N75°42'00"W	24.89'
C5	43.57'	1530.00'	1°37'54"	S00°38'14"E	43.57'
C25	11.20'	17.50'	36°40'08"	N63°04'58"E	11.01'
C26	33.44'	1462.50'	1°18'36"	N00°28'35"W	33.44'
C35	401.32'	665.00'	34°34'40"	S19°17'00"W	395.26'
C37	173.78'	1500.00'	6°38'16"	S01°19'28"W	173.68'
C38	128.24'	1500.00'	4°49'20"	S02°13'57"E	128.21'
C69	419.43'	695.00'	34°34'40"	N19°17'00"E	413.09'
C70	177.28'	1530.00'	6°38'16"	N01°19'28"W	177.16'
C71	123.72'	1470.00'	4°49'20"	N02°13'57"W	123.68'
C72	35.45'	25.00'	81°14'19"	N40°47'53"E	32.55'
C78	85.19'	1530.00'	3°11'25"	N03°02'54"W	85.18'
C79	170.30'	1470.00'	6°38'16"	N01°19'28"W	170.21'
C80	383.22'	635.00'	34°34'40"	N19°17'00"E	377.43'
C93	212.44'	720.00'	16°54'21"	N10°26'50"E	211.68'
C94	51.12'	32.00'	91°31'49"	N52°49'03"W	45.86'
C95	143.65'	1449.50'	5°40'42"	N04°12'48"W	143.59'
C98	51.83'	32.00'	92°48'04"	N45°01'35"E	46.35'
C106	218.22'	610.00'	20°29'49"	S12°14'35"W	217.06'
C108	18.38'	1530.00'	0°41'17"	S01°39'01"W	18.38'
C110	180.15'	1955.00'	6°38'16"	N01°19'28"W	180.05'
C112	90.87'	1444.40'	3°36'16"	N02°50'31"W	90.85'

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

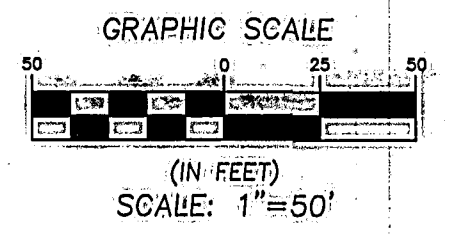
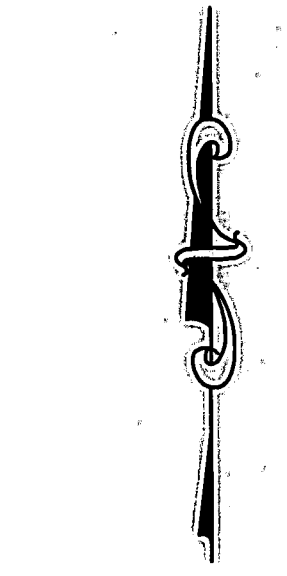
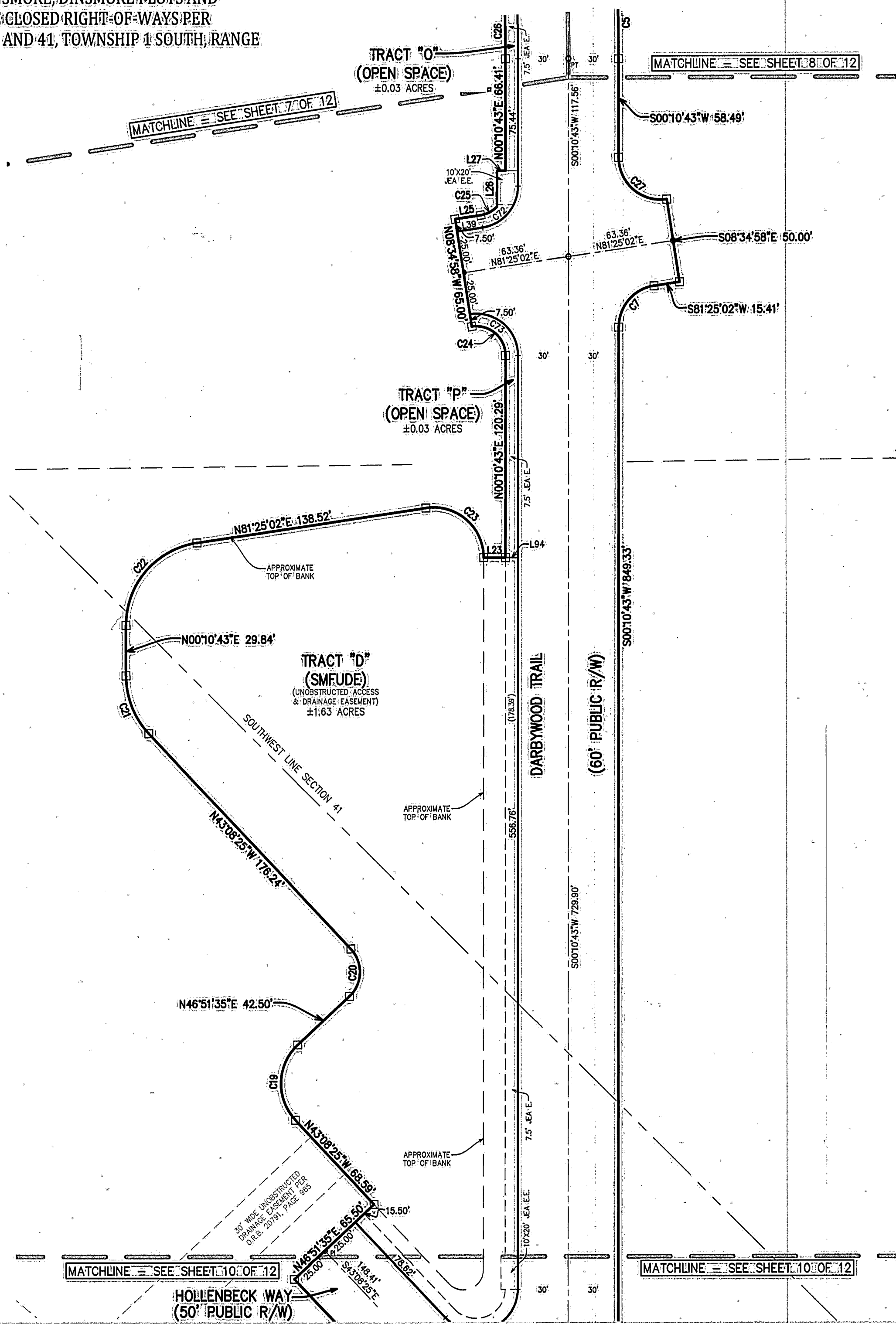


# KINGS PRESERVE PHASE 1A

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E, ALL BEING IN A PORTION OF SECTIONS 2, 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

PLAT BOOK **83** PAGE **29**

SHEET 9 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L23	13.00'	S89°49'17"E
L25	15.41'	N81°25'02"E
L26	21.32'	N00°10'43"E
L27	5.03'	S89°49'17"E
L39	15.41'	N81°25'02"E
L94	7.50'	S89°49'17"E

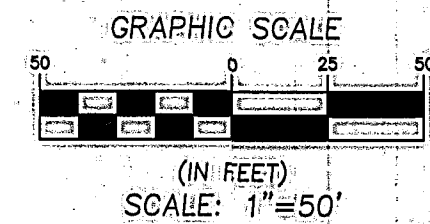
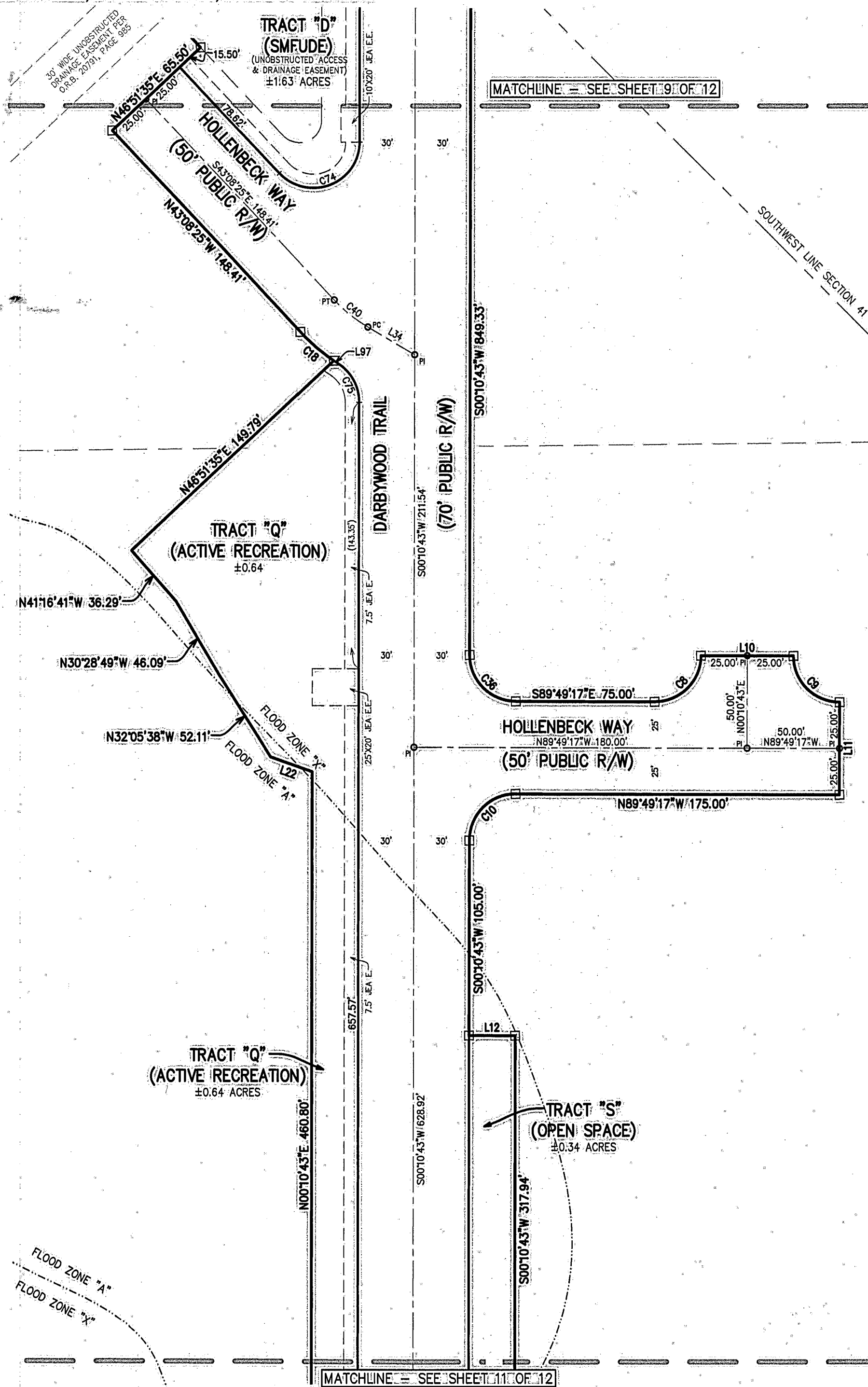
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C5	43.57'	1530.00'	1°37'54"	S00°38'14"E	43.57'
C7	35.45'	25.00'	81°14'19"	S40°47'53"W	32.55'
C19	50.27'	32.00'	90°00'00"	N01°51'35"E	45.25'
C20	31.42'	20.00'	90°00'00"	N01°51'35"E	28.28'
C21	37.80'	50.00'	43°19'08"	N21°28'51"W	36.91'
C22	70.89'	50.00'	81°14'19"	N40°47'53"E	65.10'
C23	51.71'	30.00'	98°45'41"	S49°12'07"E	45.54'
C24	30.16'	17.50'	98°45'41"	N49°12'07"W	28.57'
C25	11.20'	17.50'	36°40'08"	N63°04'58"E	11.01'
C26	33.44'	1462.50'	1°18'36"	N00°28'35"W	33.44'
C27	43.09'	25.00'	98°45'41"	S49°12'07"E	37.95'
C72	35.45'	25.00'	81°14'19"	N40°47'53"E	32.55'
C73	43.09'	25.00'	98°45'41"	N49°12'07"W	37.95'

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
 Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
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SHEET 10 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	50.00'	S89°49'17"E
L11	50.00'	S00°10'43"W
L12	25.00'	N89°49'17"W
L22	23.62'	N70°41'08"W
L34	29.21'	S59°49'17"E
L97	2.50'	N56°42'56"W

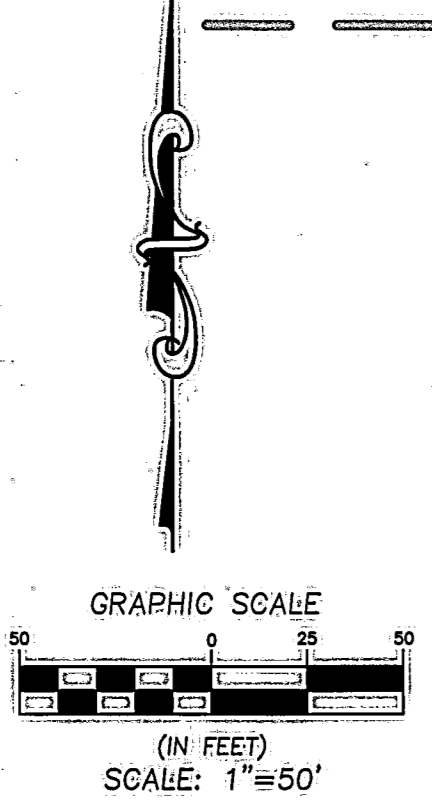
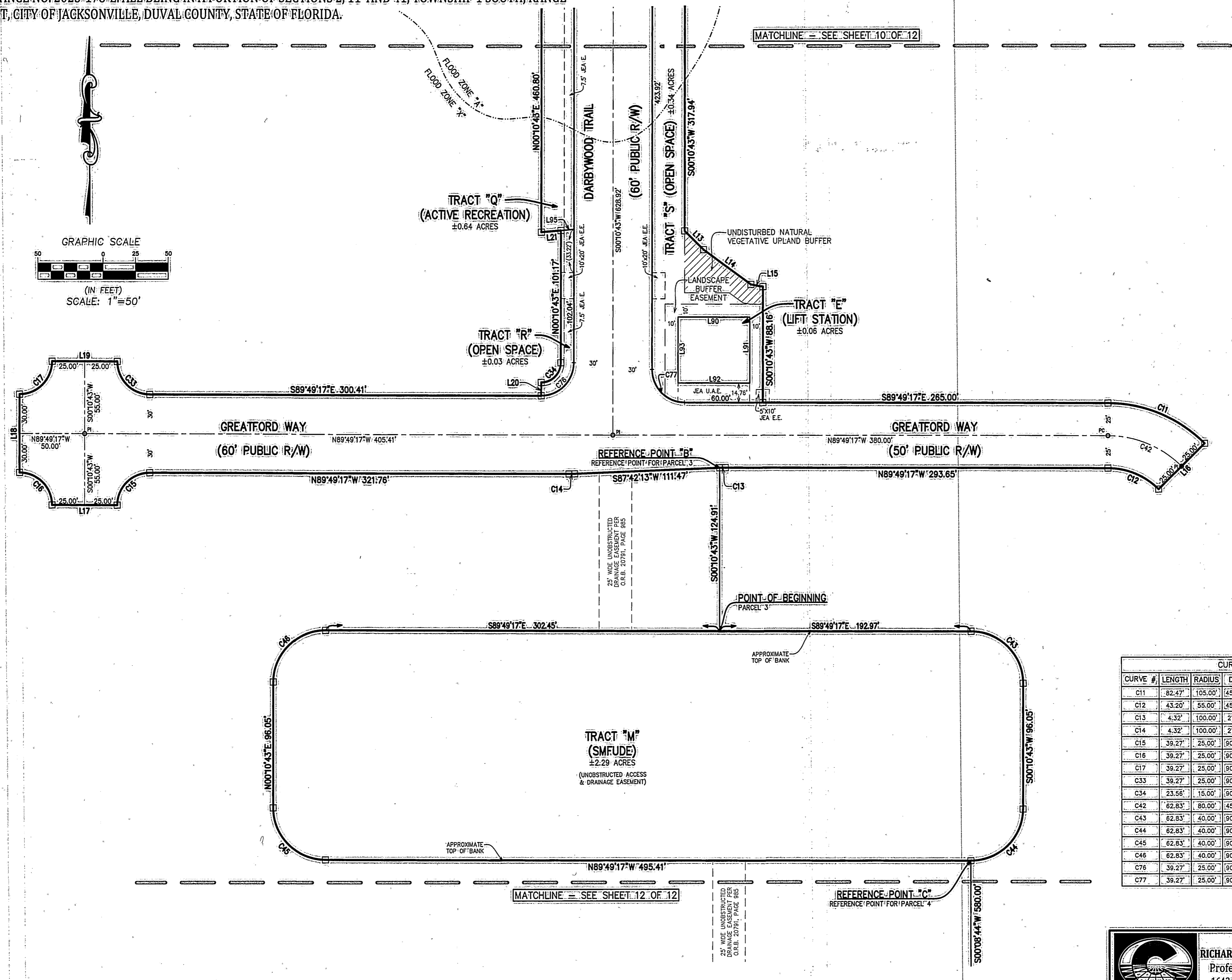
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C7	35.45'	25.00'	81°14'19"	S40°47'53"W	32.55'
C8	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C9	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'
C10	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C18	23.63'	105.00'	12°53'39"	N49°35'15"W	23.58'
C36	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C40	23.29'	80.00'	16°40'52"	S51°28'51"E	23.21'
C74	59.64'	25.00'	136°40'52"	N68°31'09"E	46.47'
C75	25.12'	25.00'	57°34'30"	N28°36'32"W	24.08'

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SHEET 11 OF 12  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



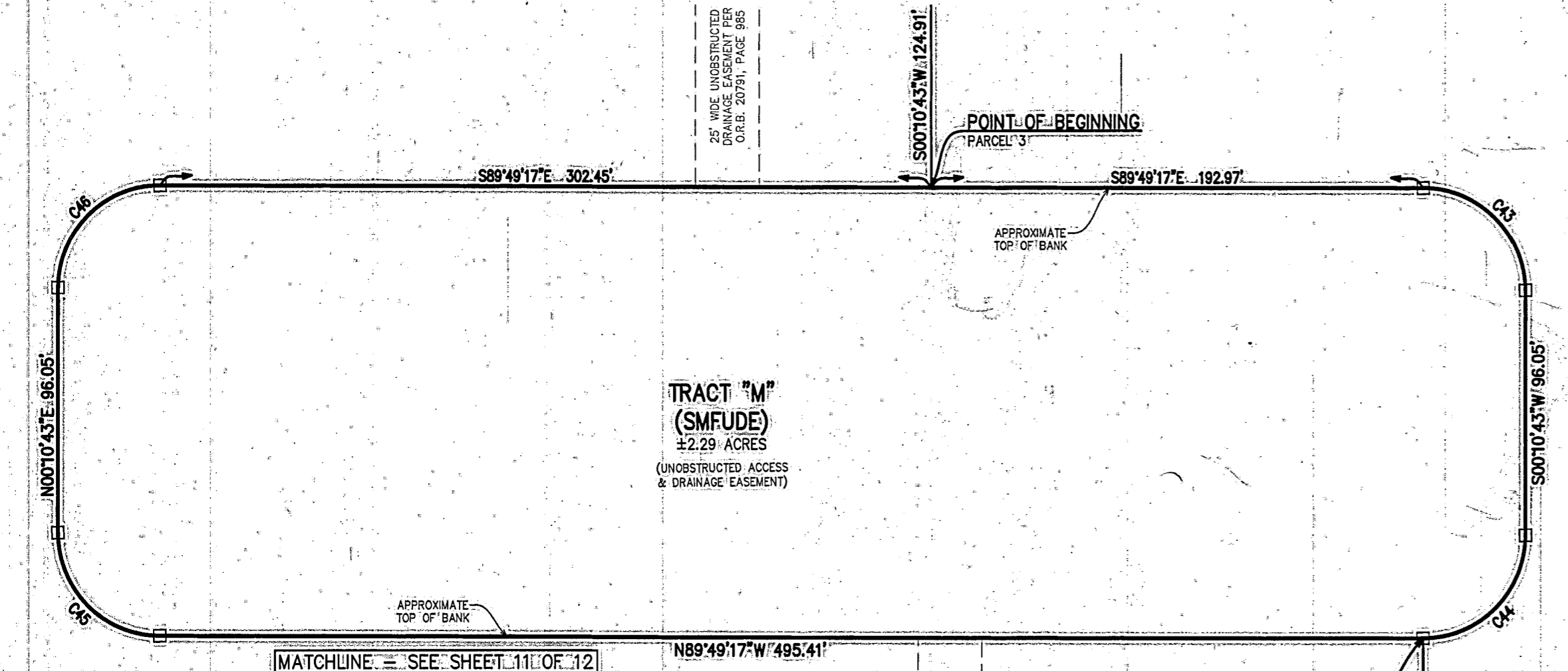
LINE #	LENGTH	DIRECTION
L13	20.41'	S45°04'34"E
L14	45.11'	S53°29'57"E
L15	9.32'	S79°10'35"E
L16	50.00'	S45°10'43"W
L17	50.00'	N89°49'17"W
L18	60.00'	N00°10'43"E
L19	50.00'	S89°49'17"E
L20	10.00'	N00°10'43"E
L21	15.06'	S85°12'38"W
L90	55.00'	S89°49'30"E
L91	50.00'	S00°10'30"W
L92	55.00'	N89°49'30"W
L93	50.00'	N00°10'30"E
L95	10.04'	N85°12'38"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C11	62.47'	105.00'	45°00'00"	S67°19'17"E	80.36'
C12	43.20'	55.00'	45°00'00"	N67°19'17"W	42.10'
C13	4.32'	100.00'	2°28'30"	S88°56'28"W	4.32'
C14	4.32'	100.00'	2°28'30"	S88°56'28"W	4.32'
C15	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C16	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'
C17	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C33	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C34	23.56'	15.00'	90°00'00"	N45°10'43"E	21.21'
C42	62.83'	80.00'	45°00'00"	N67°19'17"W	61.23'
C43	62.83'	40.00'	90°00'00"	S44°49'17"E	56.57'
C44	62.83'	40.00'	90°00'00"	S45°10'43"W	56.57'
C45	62.83'	40.00'	90°00'00"	N44°49'17"W	56.57'
C46	62.83'	40.00'	90°00'00"	N45°10'43"E	56.57'
C76	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C77	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'

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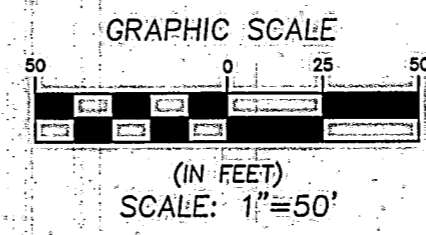


**TRACT "M"**  
(SMFUDE)  
±2.29 ACRES  
(UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT)

MATCHLINE - SEE SHEET 11 OF 12

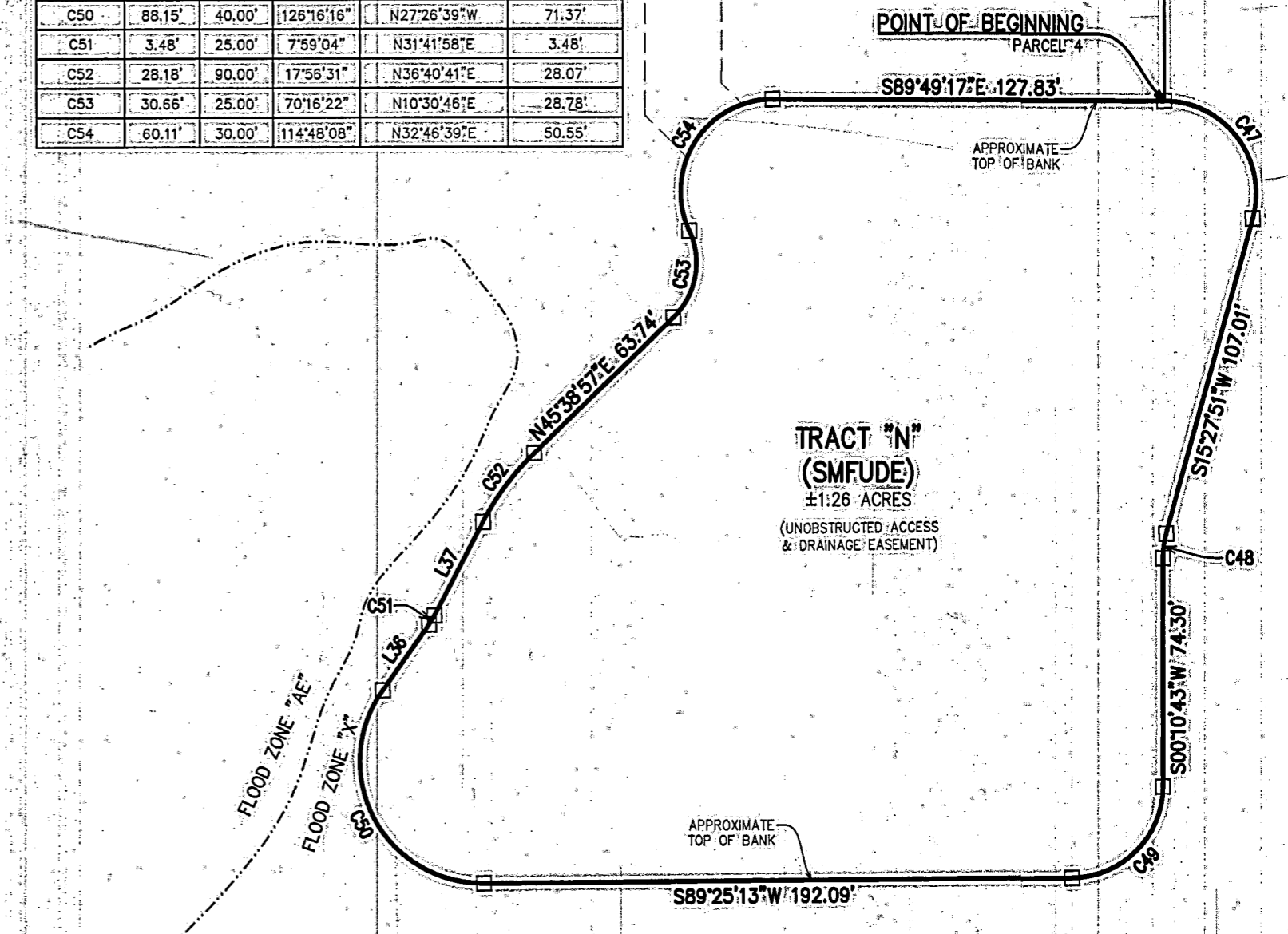
REFERENCE POINT "C"  
REFERENCE POINT FOR PARCEL 4

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C43	62.83'	40.00'	90°00'00"	S44°49'17"E	56.57'
C44	62.83'	40.00'	90°00'00"	S45°10'43"W	56.57'
C45	62.83'	40.00'	90°00'00"	N44°49'17"W	56.57'
C46	62.83'	40.00'	90°00'00"	N45°10'43"E	56.57'



LINE #	LENGTH	DIRECTION
L36	25.95'	N35°41'30"E
L37	34.28'	N27°42'26"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C47	55.13'	30.00'	105°17'07"	S37°10'43"E	47.69'
C48	8.00'	30.00'	15°17'07"	S07°49'17"W	7.98'
C49	46.73'	30.00'	89°14'30"	S44°47'58"W	42.14'
C50	88.15'	40.00'	126°16'16"	N27°26'39"W	71.37'
C51	3.48'	25.00'	7°59'04"	N31°41'56"E	3.48'
C52	28.18'	90.00'	17°56'31"	N38°40'41"E	28.07'
C53	30.66'	25.00'	70°16'22"	N10°30'46"E	28.78'
C54	60.11'	30.00'	114°48'08"	N32°46'39"E	50.55'



**TRACT "N"**  
(SMFUDE)  
±1.26 ACRES  
(UNOBSTRUCTED ACCESS & DRAINAGE EASEMENT)

MATCHLINE - SEE CONTINUATION THIS SHEET

O.R.B. 15464  
Pg. 9

O.R.B. 18992  
Pg. 1210

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