

KINGS PRESERVE PHASE 1B

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

CAPTION

A REPLAT OF A PORTION OF THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH A PORTION OF A RIGHT-OF-WAY IN BRANDON CHASE UNIT TWO, PLAT BOOK 56, PAGE 13 THROUGH 13F THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E, A PORTION OF FARMS 45, 51, 52, 53, 60, 61 AND 62 IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALL ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND THE DINSMORE FARMS AN UN-RECORDED SUBDIVISION, PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGUS, CIVIL ENGINEER, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89° 04' 50" EAST WITH THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 202.11 FEET TO A POINT LYING ON THE NORTHWEST CORNER OF KINGS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 25' 55" WEST WITH THE WEST LINE OF SAID KINGS PRESERVE PHASE 1A AND THE EAST LINE OF A JEA ELECTRIC TRANSMISSION LINE PARCEL, RECORDED IN OFFICIAL RECORDS BOOK 20521, PAGE 526 OF SAID PUBLIC RECORDS, A DISTANCE OF 2,292.63 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE SOUTH 89° 49' 17" EAST, A DISTANCE OF 507.33 FEET TO A POINT LYING ON THE BOUNDARY OF SAID KINGS PRESERVE PHASE 1A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE THE NEXT TWENTY-SEVEN (27) COURSES AND DISTANCES WITH SAID BOUNDARY OF KINGS PRESERVE PHASE 1A; COURSE NO. 1: SOUTH 00° 10' 43" WEST, A DISTANCE OF 307.01 FEET; COURSE NO. 2: NORTH 85° 12' 38" EAST, A DISTANCE OF 15.06 FEET; COURSE NO. 3: SOUTH 00° 10' 43" WEST, A DISTANCE OF 101.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 10' 43" WEST, 21.21 FEET; COURSE NO. 4: SOUTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE COURSE NO. 5: SOUTH 00° 10' 43" WEST, A DISTANCE OF 10.00 FEET; COURSE NO. 6: NORTH 89° 49' 17" WEST, A DISTANCE OF 300.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44° 49' 17" WEST, 35.36 FEET; COURSE NO. 7: NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET; COURSE NO. 8: NORTH 89° 49' 17" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 10' 43" WEST, 35.36 FEET; COURSE NO. 9: SOUTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET; COURSE NO. 10: SOUTH 00° 10' 43" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 49' 17" EAST, 35.36 FEET; COURSE NO. 11: SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET; COURSE NO. 12: SOUTH 89° 49' 17" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45° 10' 43" EAST, 35.36 FEET; COURSE NO. 13: NORTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE COURSE NO. 14: SOUTH 89° 49' 17" EAST, A DISTANCE OF 321.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET A CENTRAL ANGLE OF 2° 28' 30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88° 56' 28" EAST, 4.32 FEET; THENCE COURSE NO. 15: EASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 4.32 FEET TO THE POINT OF TANGENCY; THENCE COURSE NO. 16: NORTH 87° 42' 13" EAST, A DISTANCE OF 111.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 2° 28' 30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88° 56' 28" EAST, 4.32 FEET; SAID POINT ALSO BEING REFERRED TO AS REFERENCE POINT "B"; COURSE NO. 17: EASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 4.32 FEET TO THE POINT OF TANGENCY; THENCE COURSE NO. 18: SOUTH 89° 49' 17" EAST, A DISTANCE OF 293.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET A CENTRAL ANGLE OF 45° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67° 19' 17" EAST, 42.10 FEET; COURSE NO. 19: SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 43.20 FEET; COURSE NO. 20: NORTH 45° 10' 43" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 45° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67° 19' 17" WEST, 80.36 FEET; COURSE NO. 21: NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 82.47 FEET TO THE POINT OF TANGENCY; COURSE NO. 22: NORTH 89° 49' 17" WEST, A DISTANCE OF 265.00 FEET; COURSE NO. 23: NORTH 00° 10' 43" EAST, A DISTANCE OF 88.16 FEET; COURSE NO. 24: NORTH 79° 10' 35" WEST, A DISTANCE OF 9.32 FEET; COURSE NO. 25: NORTH 53° 29' 57" WEST, A DISTANCE OF 45.11 FEET; COURSE NO. 26: NORTH 45° 04' 34" WEST, A DISTANCE OF 20.41 FEET; COURSE NO. 27: NORTH 00° 10' 43" EAST, A DISTANCE OF 29.03 FEET DEPARTING SAID BOUNDARY OF KINGS PRESERVE PHASE 1A; THENCE SOUTH 89° 49' 17" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 45° 49' 27" EAST, A DISTANCE OF 361.43 FEET TO A POINT LYING ON THE WEST LINE OF OF BRANDON CHASE UNIT TWO, AS RECORDED IN PLAT BOOK 56, PAGES 13 THROUGH 13F OF SAID PUBLIC RECORDS; THENCE SOUTH 00° 10' 43" WEST WITH SAID WEST LINE A DISTANCE OF 375.00 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 23 OF SAID BRANDON CHASE UNIT TWO; THENCE WITH SAID SOUTH LINE, SOUTH 89° 49' 17" EAST, A DISTANCE OF 325.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45° 10' 43" EAST, 35.36 FEET; THENCE NORTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.28 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANDON CHASE DRIVE, A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00° 10' 43" WEST WITH SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 110.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44° 49' 17" WEST, 35.36 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.28 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89° 49' 17" WEST, A DISTANCE OF 325.00 FEET TO A POINT LYING ON SAID WEST LINE OF BRANDON CHASE UNIT TWO; THENCE WITH SAID WEST LINE SOUTH 00° 10' 43" WEST, A DISTANCE OF 29.06 FEET; THENCE NORTH 89° 49' 17" WEST DEPARTING SAID LAST SAID WEST LINE, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00° 10' 43" WEST, A DISTANCE OF 85.95 FEET; THENCE NORTH 89° 49' 17" WEST, A DISTANCE OF 815.41 FEET; THENCE NORTH 00° 10' 43" EAST, A DISTANCE OF 93.11 FEET; THENCE NORTH 89° 49' 17" WEST, A DISTANCE OF 186.27 FEET TO A POINT LYING ON THE EASTERLY LINE OF A JEA ELECTRIC TRANSMISSION LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 20521, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WITH SAID EASTERLY LINE NORTH 00° 25' 55" EAST, A DISTANCE OF 984.82 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 22.21 ACRES MORE OR LESS

LESS AND EXCEPT:

TRACT "M" OF SAID KINGS PRESERVE PHASE 1A AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT AFORESAID REFERENCE POINT "B"; THENCE SOUTH 00° 10' 43" WEST, A DISTANCE OF 124.91 FEET TO A POINT LYING ON THE NORTH LINE OF TRACT "M", OF SAID KINGS PRESERVE PHASE 1A AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE THE NEXT NINE (9) COURSES AND DISTANCES WITH TRACT "M"; COURSE NO. 1: SOUTH 89° 49' 17" EAST, A DISTANCE OF 192.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 49' 17" EAST, 56.57 FEET; COURSE NO. 2: SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 62.83 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: SOUTH 00° 10' 43" WEST, A DISTANCE OF 96.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 10' 43" WEST 56.57 FEET; COURSE NO. 4: SOUTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 62.83 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: NORTH 89° 49' 17" WEST, A DISTANCE OF 495.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44° 49' 17" WEST, 56.57 FEET; COURSE NO. 6: NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 62.83 FEET TO THE POINT OF TANGENCY; COURSE NO. 7: NORTH 00° 10' 43" EAST, A DISTANCE OF 96.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45° 10' 43" EAST, 56.57 FEET; COURSE NO. 8: NORTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 62.83 FEET TO THE POINT OF TANGENCY; COURSE NO. 9: SOUTH 89° 49' 17" EAST, A DISTANCE OF 302.45 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 2.29 ACRES MORE OR LESS

TOTAL LANDS THUS DESCRIBED CONTAINS 19.92 ACRES MORE OR LESS.

PLAT BOOK 83 PAGE 33

SHEET 1 OF 7

(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)

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 1B, 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.

TRACT "A" (SMFUE), TRACTS "B" & "C" (CONSERVATION), TRACT "D" (OPEN SPACE) 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 HERBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS ("CITY"). ALL UNOBTAINED 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 HERBY IRREVOCABLY DEDICATED TO THE CITY AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- 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 TO 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.
- 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.
- 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.

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 1B. 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.

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 HERBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, 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 HERBY 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 HERBY 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 HERBY 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 HERBY 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, OWNER HAS EXECUTED THIS PLAT ON THE 27 DAY OF March, 2024.

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

WITNESS

ANDRE GREEN
PRINT NAME

BY: George Leone
PRINT NAME: GEORGE LEONE
AS ITS MANAGER

WITNESS

Justin Holmes
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 27 DAY OF March, 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.

Tiffany Gayten
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. H#305513

Tiffany Gayten
PRINT NAME
MY COMMISSION EXPIRES: 12-26-20



TIFFANY GAYTEN
Commission # HH 305513
Expires December 26, 2026



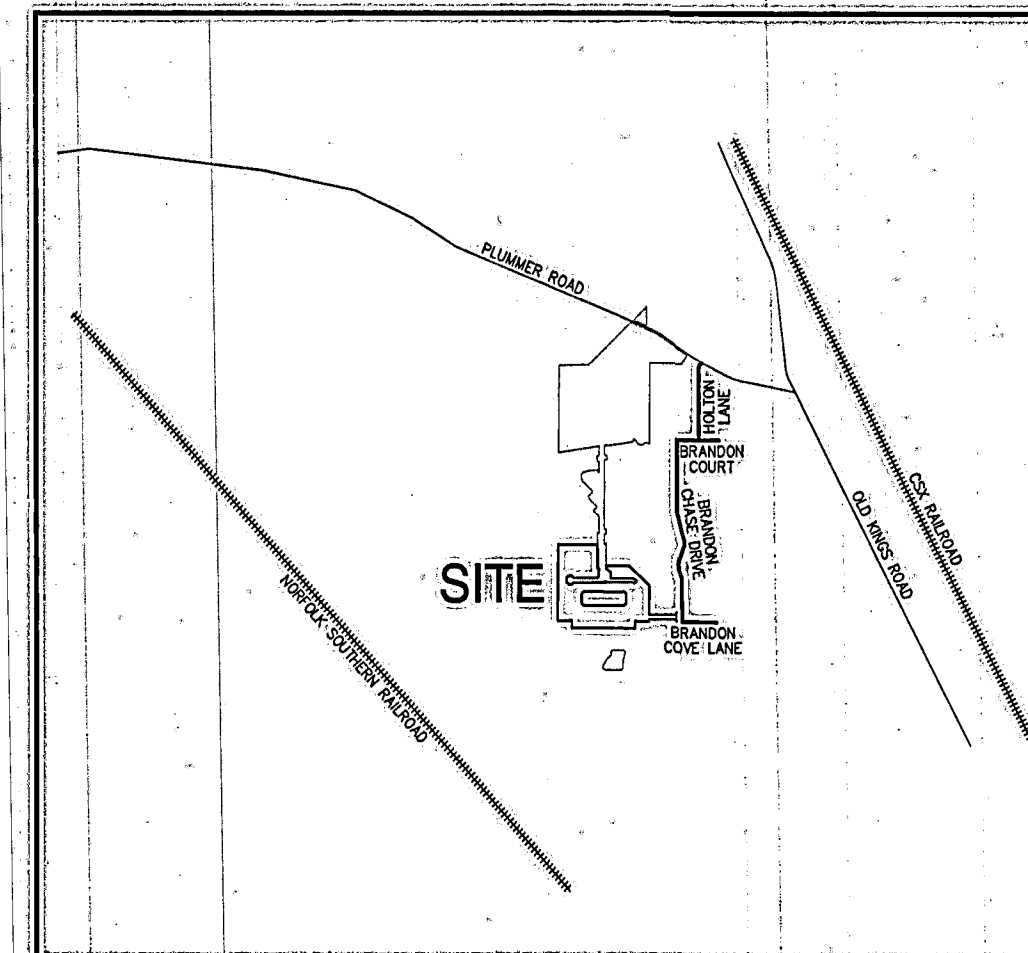
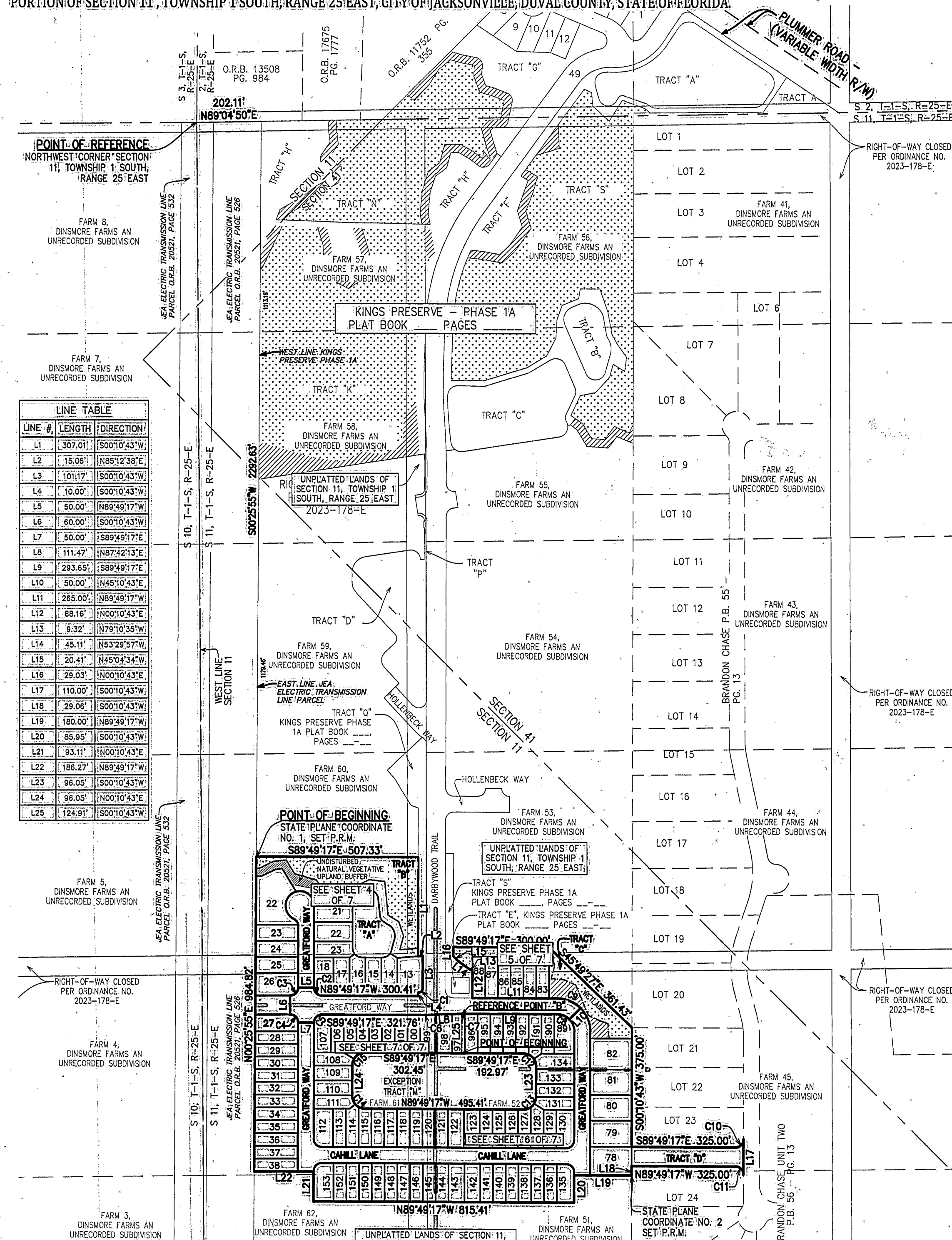
Prepared By:
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KINGS PRESERVE PHASE 1B

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

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SHEET 3 OF 7

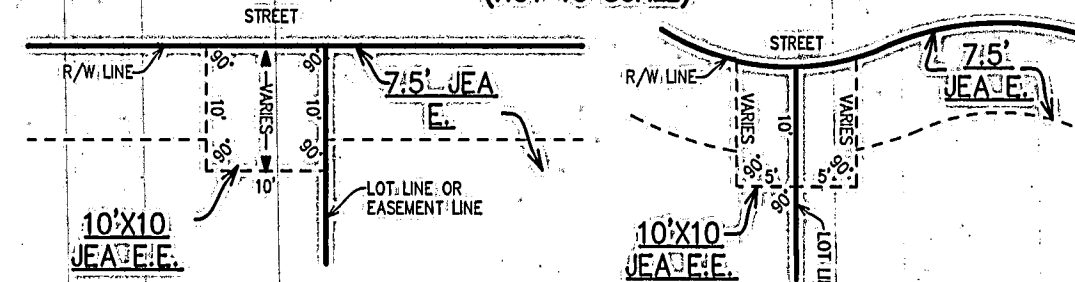


SCALE
N.T.S.

VICINITY MAP



TYPICAL JEA EASEMENT DETAILS (NOT TO SCALE)



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 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.
2. BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
3. 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 SERVICES DIVISION.
4. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
5. ACTIVE RECREATION TRACTS FOR PHASE 1 ARE SHOWN ON KINGS PRESERVE PHASE 1A PLAT, PLAT BOOK 83, PAGES 1 THROUGH 10.
6. JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
7. JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSERVED 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.
8. 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 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.
9. 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.
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSERVED/ACCESS EASEMENTS SHALL REMAIN TOTALLY UNOBSERVED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.
11. 102 LOTS AND 3 TRACTS IN THIS SUBDIVISION.

LEGEND	
●	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"x4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
○	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.B.	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 ELECTRIC EASEMENT
JEA U.A.E.	JEA UTILITY AND ACCESS EASEMENT
CL	CENTER LINE
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.	UNOBSERVED DRAINAGE EASEMENT
U.A.E.	UNOBSERVED UTILITY AND ACCESS EASEMENT
SMFDE	STORMWATER MANAGEMENT FACILITY & UNOBSERVED DRAINAGE EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	23.56'	15.00'	90°00'00"	S45°10'43"W	21.21'
C2	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'
C3	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C4	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C5	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C6	4.32'	100.00'	2°28'30"	N88°56'28"E	4.32'
C7	4.32'	100.00'	2°28'30"	N88°56'28"E	4.32'
C8	43.20'	55.00'	45°00'00"	S67°19'17"E	42.10'
C9	82.47'	105.00'	45°00'00"	N67°19'17"W	80.36'
C10	39.28'	25.00'	90°00'54"	N44°49'17"E	35.36'
C11	39.28'	25.00'	90°00'54"	N44°49'17"W	35.36'
C12	62.83'	40.00'	90°00'00"	S44°49'17"E	56.57'
C13	62.83'	40.00'	90°00'00"	S45°10'43"W	56.57'
C14	62.83'	40.00'	90°00'00"	N44°49'17"W	56.57'
C15	62.83'	40.00'	90°00'00"	N45°10'43"E	56.57'

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2217517.9222	409904.9018	POINT-OF-BEGINNING, SET P.R.M.
2	2216522.2753	411079.1285	SOUTHEAST CORNER SUBJECT PROPERTY, SET P.R.M.



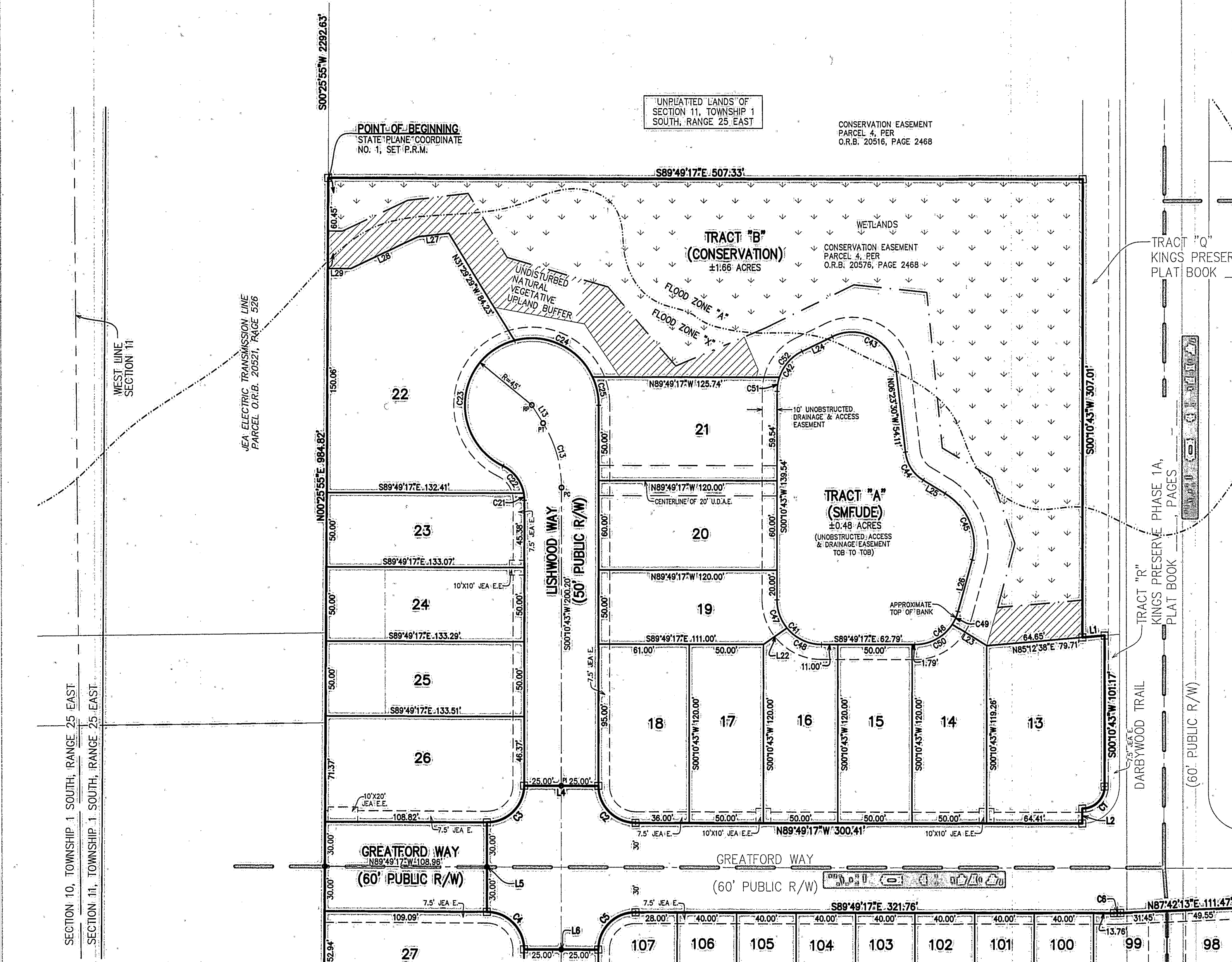
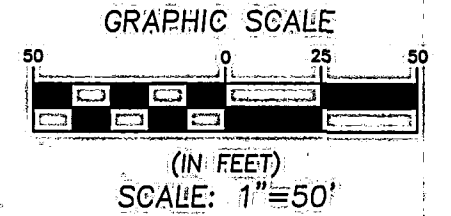
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KINGS PRESERVE PHASE 1B

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

PLAT BOOK 83 PAGE 36

SHEET 4 OF 7
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.06'	N85°12'38"E
L2	10.00'	S00°10'43"W
L4	50.00'	N89°49'17"W
L5	60.00'	S00°10'43"W
L6	50.00'	S89°49'17"E
L13	14.25'	S32°07'31"E
L22	19.24'	S55°16'23"W
L23	27.18'	N57°59'18"E
L24	22.64'	N64°05'36"E
L25	17.19'	S58°51'21"E
L26	36.10'	S15°09'53"W
L27	20.78'	S83°23'10"W
L28	50.01'	S64°55'12"W
L29	15.48'	N89°35'52"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	23.56'	16.00'	90°00'00"	S45°10'43"W	21.21'
C2	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'
C3	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C4	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C5	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C6	4.32'	100.00'	2°28'30"	N88°56'28"E	4.32'
C13	45.10'	80.00'	32°18'14"	S15°58'24"E	44.51'
C21	4.64'	25.00'	10°38'26"	S05°08'30"E	4.64'
C22	23.55'	25.00'	53°58'57"	S37°27'12"E	22.69'
C23	109.69'	45.00'	139°39'35"	S05°23'08"W	84.48'
C24	62.82'	45.00'	79°59'18"	N64°47'26"W	57.84'
C25	19.62'	45.00'	24°58'30"	N12°18'32"W	19.46'
C41	47.12'	30.00'	90°00'00"	N44°49'17"W	42.43'
C42	33.47'	30.00'	63°54'53"	N32°08'10"E	31.76'
C43	57.34'	30.00'	108°30'54"	S61°08'57"E	49.00'
C44	22.89'	25.00'	52°27'51"	S32°37'26"E	22.10'
C45	51.68'	40.00'	74°01'14"	S21°50'44"E	48.16'
C46	39.28'	30.00'	75°00'50"	S52°40'18"W	36.53'
C47	20.56'	30.00'	39°16'33"	S19°27'33"E	20.16'
C48	26.56'	30.00'	50°43'27"	S64°27'33"E	25.70'
C49	9.50'	30.00'	18°09'11"	N24°14'28"E	9.47'
C50	29.77'	30.00'	56°51'40"	N61°44'53"E	28.57'
C51	9.82'	30.00'	18°22'29"	S09°21'58"W	9.58'
C52	23.84'	30.00'	45°32'24"	S41°19'24"W	23.22'

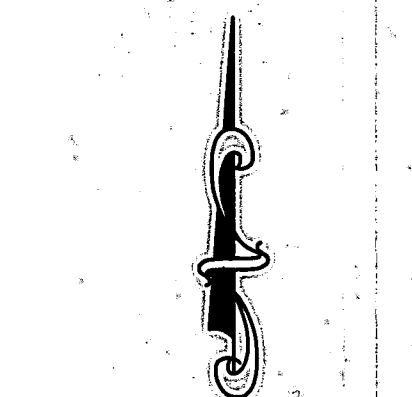
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PLAT BOOK 83 PAGE 39

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

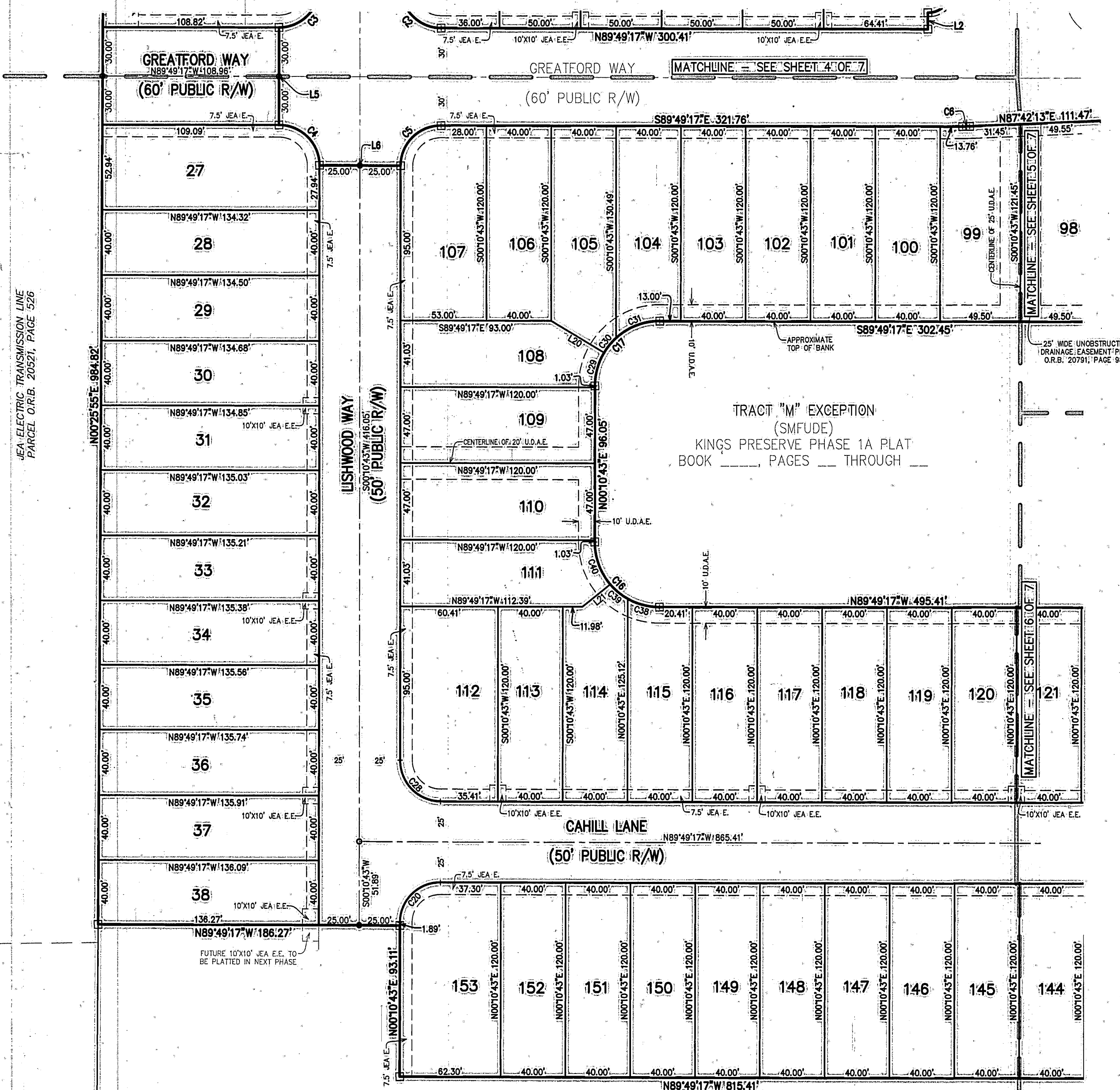


GRAPHIC SCALE



(IN FEET)

SCALE: 1"=50'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	10.00'	S00°10'43"W
L5	60.00'	S00°10'43"W
L6	50.00'	S89°49'17"E
L20	38.03'	N58°59'01"W
L21	22.19'	S50°57'29"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C2	39.27'	25.00'	90°00'00"	N44°49'17"W	35.36'
C3	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C4	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C5	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C6	4.32'	100.00'	228°30"	N88°56'28"E	4.32'
C16	62.83'	40.00'	90°00'00"	N44°49'17"W	56.57'
C17	62.83'	40.00'	90°00'00"	N45°10'43"E	56.57'
C20	39.27'	25.00'	90°00'00"	S45°10'43"W	35.36'
C28	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C29	21.53'	40.00'	30°50'16"	S15°35'51"W	21.27'
C30	11.66'	40.00'	16°42'29"	S39°22'14"W	11.62'
C31	29.64'	40.00'	42°27'15"	S68°57'06"W	28.97'
C38	20.47'	40.00'	29°19'17"	S75°09'38"E	20.25'
C39	14.10'	40.00'	20°11'38"	S50°24'11"E	14.03'
C40	28.26'	40.00'	40°29'05"	S20°03'50"E	27.68'

UNPLATTED LANDS OF
SECTION 11, TOWNSHIP 1
SOUTH, RANGE 25 EAST



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