

# KINGS PRESERVE PHASE 1C

Appidavit Filed on 09/17/2024 in Book 21197,  
Pages 2231 - 2232.

PLAT BOOK 83 PAGE 40

SHEET 1 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

Approved 9/21/2024  
Date  
[Signature]  
City Engineer  
for Director of Public Works  
Approved 09/17/2024  
Date  
[Signature]  
for General Counsel

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND THE DINMORE FARMS AN UN-RECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E. ALL BEING 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 THE DINSMORE FARMS AN UNRECORDED SUBDIVISION, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS PER ORDINANCE NO. 2023-178-E. ALL IN A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALSO A PORTION OF FARMS 51, AND 62 ALL OF FARMS 52 AND 61 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, THE EAST LINE OF A JEA ELECTRIC TRANSMISSION LINE PARCEL, RECORDED IN OFFICIAL RECORDS BOOK 20521, PAGE 526 OF SAID PUBLIC RECORDS AND THE WEST LINE OF KINGS PRESERVE PHASE 1B, AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_ THROUGH \_\_\_\_ OF SAID PUBLIC RECORDS, A DISTANCE OF 3,277.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE WITH THE SOUTH BOUNDARY OF SAID KINGS PRESERVE PHASE 1B, FOR THE NEXT FIVE (5) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 89° 49' 17" EAST, A DISTANCE OF 186.27 FEET; COURSE NO. 2: SOUTH 00° 10' 43" WEST, A DISTANCE OF 93.11 FEET; COURSE NO. 3: SOUTH 89° 49' 17" EAST, A DISTANCE OF 655.58 FEET TO A POINT, SAID POINT REFERRED TO AS REFERENCE POINT "C"; THENCE CONTINUE SOUTH 89° 49' 17" EAST, A DISTANCE OF 159.83 FEET; COURSE NO. 4: NORTH 00° 10' 43" EAST, A DISTANCE OF 85.95 FEET; COURSE NO. 5: SOUTH 89° 49' 17" WEST, A DISTANCE OF 180.00 FEET TO A POINT LYING ON THE WEST LINE OF BRANDON CHASE UNIT 2, AS RECORDED IN PLAT BOOK 56, PAGES 13 THROUGH 13F, IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY, DEPARTING LAST SAID WEST; THENCE SOUTH 00° 10' 43" WEST, A DISTANCE OF 649.40 FEET TO A POINT LYING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17358, PAGE 1190; THENCE WITH SAID NORTH LINE, SOUTH 89° 25' 13" WEST, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18992, PAGE 1210, OFFICIAL RECORDS BOOK 15464, PAGE 9, OFFICIAL RECORDS BOOK 17215, PAGE 220, OFFICIAL RECORDS BOOK 15464, PAGE 11 AND OFFICIAL RECORDS BOOK 20000, PAGE 259 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,184.75 FEET TO A POINT LYING ON THE EASTERLY LINE OF A JEA ELECTRIC TRANSMISSION LINE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20521, PAGE 526 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WITH SAID EASTERLY LINE NORTH 00° 25' 55" EAST, DISTANCE OF 672.25 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 16.27 ACRES MORE OR LESS

LESS & EXCEPT PARCEL:

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

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED REFERENCE POINT "C"; THENCE SOUTH 00° 08' 44" WEST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 105°17'07" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37° 10' 43" EAST, 47.69 FEET; THENCE THE NEXT FIFTEEN (15) COURSES AND DISTANCES WITH SAID TRACT "N"; COURSE NO. 1: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.13 FEET TO A POINT OF TANGENCY; COURSE NO. 2: SOUTH 15° 27' 51" WEST, A DISTANCE OF 107.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 151°7'07" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07° 49' 17" WEST, 7.98 FEET; COURSE NO. 3: SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.00 FEET TO A POINT OF TANGENCY; COURSE NO. 4: SOUTH 00° 10' 43" WEST, A DISTANCE OF 74.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°14'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 47' 58" WEST, 42.14 FEET; COURSE NO. 5: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.73 FEET TO A POINT OF TANGENCY; COURSE NO. 6: SOUTH 89° 25' 13" WEST, A DISTANCE OF 192.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 126°16'16" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27° 26' 39" WEST, 71.37 FEET; COURSE NO. 7: NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 88.15 TO A POINT OF TANGENCY; COURSE NO. 8: NORTH 35° 41' 30" EAST, A DISTANCE OF 25.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 7°59'04" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31° 41' 58" EAST, 3.48 FEET; COURSE NO. 9: NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 3.48 FEET TO A POINT OF TANGENCY; COURSE NO. 10: NORTH 27° 42' 28" EAST, A DISTANCE OF 34.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 175°6'31" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36° 40' 41" EAST, 28.07 FEET; COURSE NO. 11: NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.18 FEET TO A POINT OF TANGENCY; COURSE NO. 12: NORTH 45° 38' 57" EAST, A DISTANCE OF 63.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°16'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10° 30' 46" EAST, 28.78 FEET; COURSE NO. 13: NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 114°48'08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 46' 39" EAST, 50.55 FEET; COURSE NO. 14: NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 60.11 FEET TO A POINT OF TANGENCY; COURSE NO. 15: SOUTH 89° 49' 17" EAST, A DISTANCE OF 127.83 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 1.26 ACRES, MORE OR LESS.

TOTAL LANDS DESCRIBED CONTAIN 15.01 ACRES, MORE OR LESS.

### 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 1C, 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" (CONSERVATION) AND TRACT "B" (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 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.

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 1C. 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 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 LANDSCAPE BUFFER EASEMENT, 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 WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 14 DAY OF March, 2024.

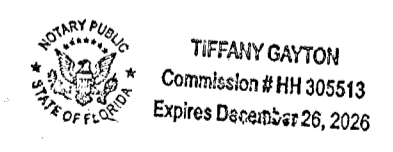
PLUMMER JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 BY: [Signature] AS ITS MANAGER  
 BY: [Signature] AS ITS MANAGER  
 PRINT NAME: GEORGE LEONE  
 AS ITS: MANAGER  
 WITNESS  
[Signature]  
 WITNESS  
Michael Bevins  
 PRINT NAME

### STATE OF FLORIDA, COUNTY OF DUVAL

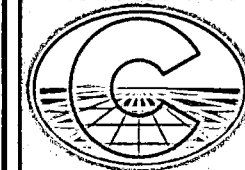
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 14 DAY OF March, 2024, PLUMMER JV, LLC, BY: CLDG PLUMMER PARTNERS, LLC AS ITS MANAGER, BY: GEORGE LEONE AS ITS MANAGER. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

[Signature]  
PRINT NAME  
MY COMMISSION EXPIRES: 12-20-20



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 1C

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

### PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 20<sup>th</sup> DAY OF JUNE, 2024.

BY: Danny S. Wheeler  
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 21<sup>st</sup> DAY OF June, 2024.

Nina Sickler  
NINA SICKLER, P.E.  
DIRECTOR OF PUBLIC WORKS

### 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.

Julia Morochanick  
WITNESS  
PRINT NAME

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

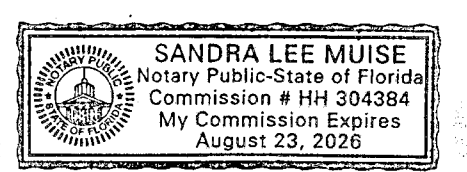
BY: DLP CAPITAL LENDING, LLC, AS ITS MANAGER  
BY: DLP CAPITAL PARTNERS, LLC, AS ITS MANAGER  
BY: DLP REAL ESTATE CAPITAL, INC., AS ITS MANAGER  
PRINT NAME: DONALD WENNER  
AS ITS: President

Joan Aldrich  
WITNESS  
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 FUND CH, LLC (A DELAWARE LIMITED LIABILITY COMPANY). HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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

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



### 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 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.

Ezekiel Silverman  
WITNESS  
PRINT NAME

DARBY COMMUNITY DEVELOPMENT DISTRICT  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

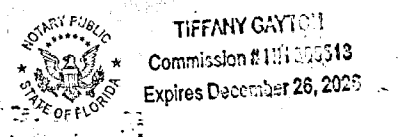
BY: Christian A. Allen  
PRINT NAME: CHRISTIAN A. ALLEN  
AS ITS: AUTHORIZED SIGNATORY

Richard Egger  
WITNESS  
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 COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Tiffany Gayten  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. HH305513

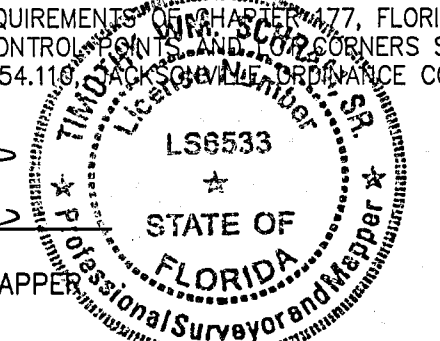
Tiffany Gayten  
PRINT NAME  
MY COMMISSION EXPIRES: 12-26-26



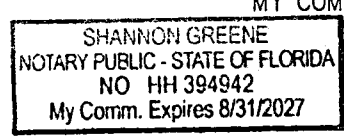
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE REPRESENTATION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN MONUMENTED, AND PERMANENT CONTROL POINTS AND CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.116, ORDINANCE CODE. SIGNED THIS 16<sup>th</sup> DAY OF May, 2024.

Timothy W. Schram, Sr.  
TIMOTHY W. SCHRAM, SR.  
REGISTERED SURVEYOR AND MAPPER  
NO. 6533, STATE OF FLORIDA



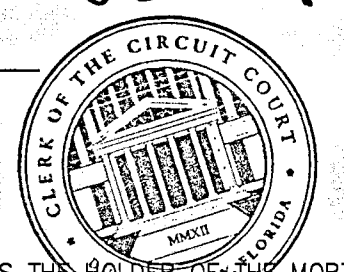
CLARSON & ASSOCIATES, INC. (LB 1704)  
1643 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
WEBSITE: clarsonfl.com



### 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 40-41 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 24 DAY OF June, 2024.

Jody Phillips  
JODY PHILLIPS, CLERK OF THE COURT



Wol  
DEPUTY CLERK

### CONSENT AND JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 20975, PAGE 1184 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 IS BE SUBORDINATED TO SAID DEDICATIONS.

Angela Midyette  
WITNESS  
PRINT NAME

MERITAGE HOMES OF FLORIDA, INC.  
(A FLORIDA CORPORATION)

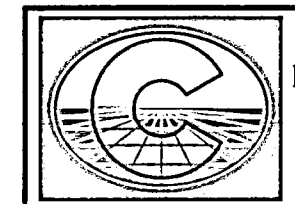
PRINT NAME: GARRET CONE  
AS ITS: Garrett Cone  
DIVISION PRESIDENT

Nathan Pearson  
WITNESS  
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, BY GARRET CONE AS DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION.  
HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Shannon Greene  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO.

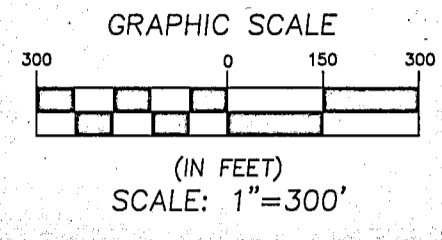
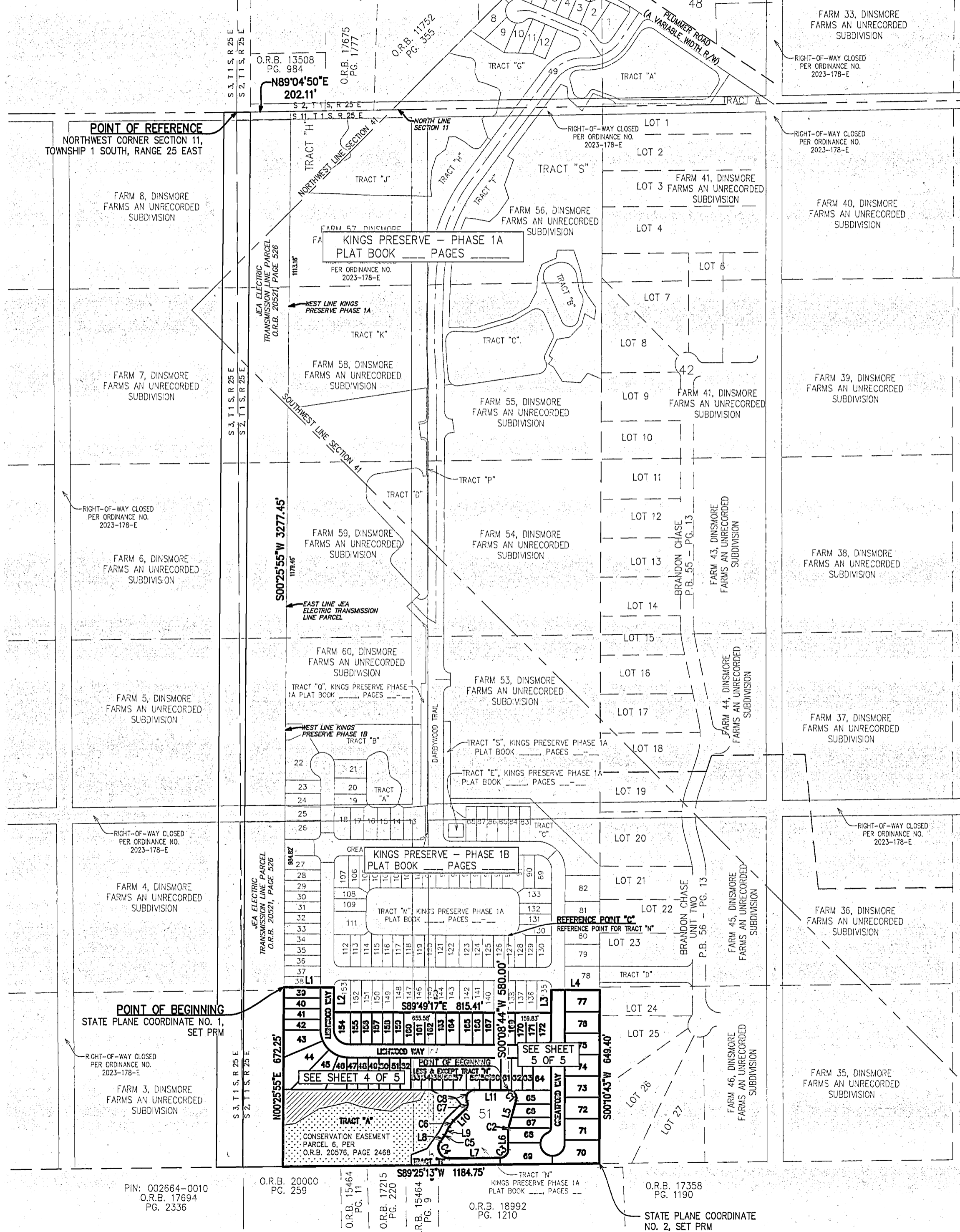
Shannon Greene  
PRINT NAME  
MY COMMISSION EXPIRES:



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 1C

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

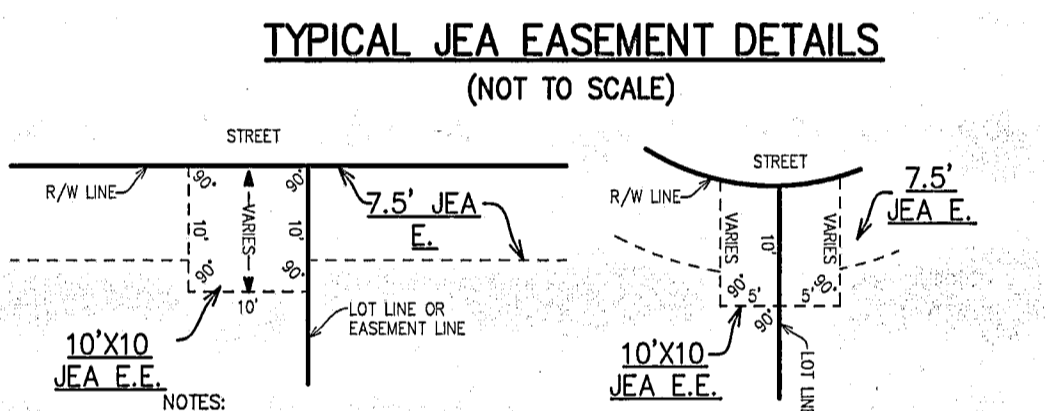
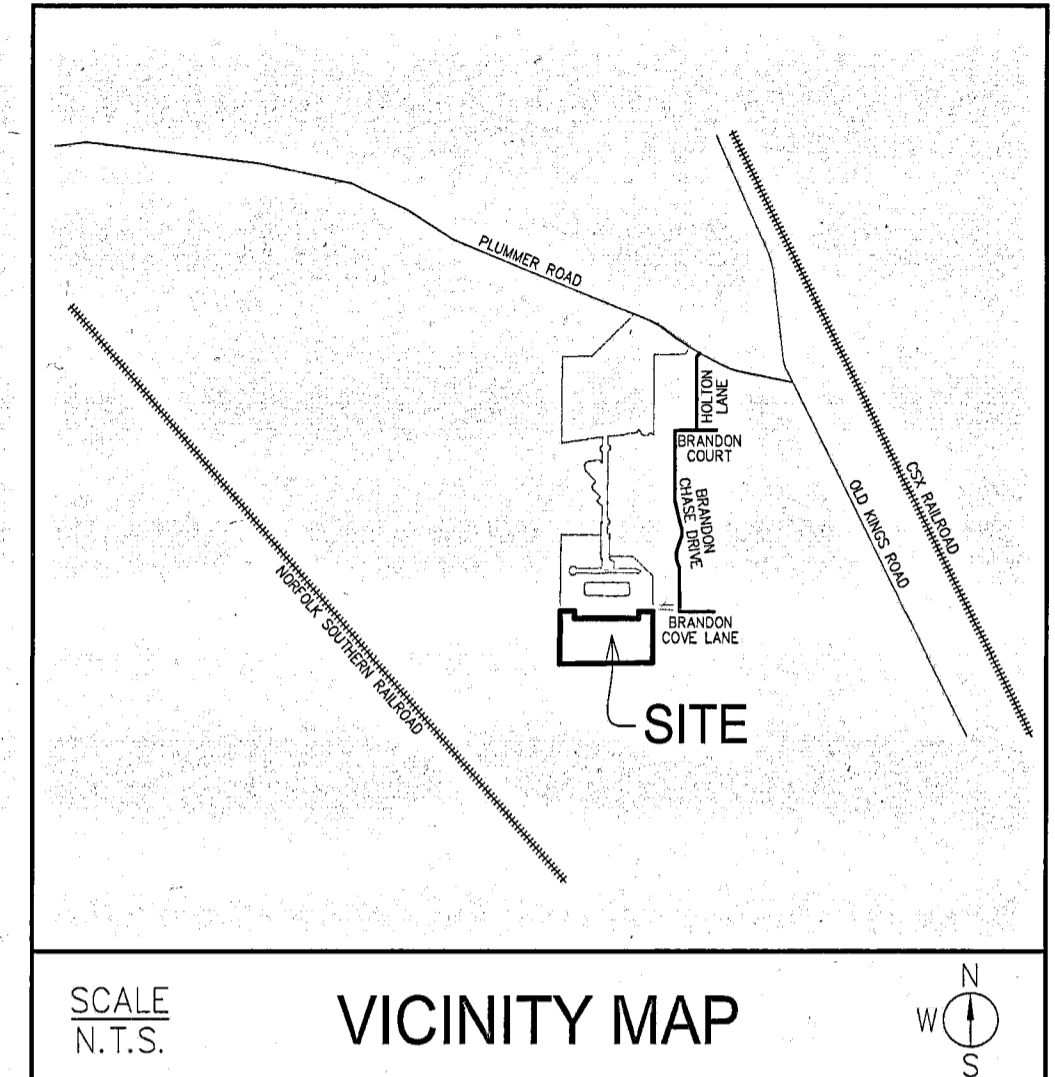


LEGEND	
⊙	FOUND 5/8" IRON ROD (IDENTIFICATION AS NOTED)
○	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
□	FOUND CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
□	SET 4"X4" CONCRETE MONUMENT (LB 1704)
X	SET X-CUT
●	SET MAG NAIL & DISK (LB 1704)
●	FOUND MAG NAIL & DISK (IDENTIFICATION AS NOTED)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
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 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.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.E.	UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
SMFUDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	186.27'	S89°49'17"E
L2	93.11'	S00°10'43"W
L3	85.95'	N00°10'43"E
L4	180.00'	S89°49'17"E
L5	107.01'	S15°27'51"W
L6	74.30'	S00°10'43"W
L7	192.09'	S89°25'13"W
L8	25.95'	N35°41'30"E
L9	34.28'	N27°42'26"E
L10	63.74'	N45°38'57"E
L11	127.83'	S89°49'17"E
L12	290.00'	S00°08'44"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	55.13'	30.00'	105°17'07"	N37°10'43"W	47.69'
C2	8.00'	30.00'	151°7'07"	N07°49'17"E	7.98'
C3	46.73'	30.00'	89°14'30"	N44°47'58"E	42.14'
C4	88.15'	40.00'	126°16'16"	S27°26'39"E	71.37'
C5	3.48'	25.00'	7°59'04"	S31°41'58"W	3.48'
C6	28.18'	90.00'	17°56'31"	S36°40'41"W	28.07'
C7	30.66'	25.00'	70°16'22"	S10°30'46"W	28.78'
C8	60.11'	30.00'	114°48'08"	S32°46'39"W	50.55'

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2216533.1262	409897.4781	POINT-OF-BEGINNING, SET PRM
2	2215872.8815	411077.1035	SOUTHEAST CORNER SUBJECT PROPERTY SET PRM



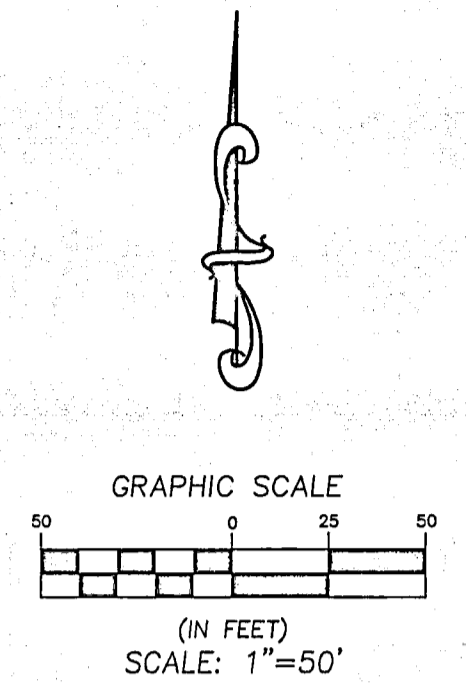
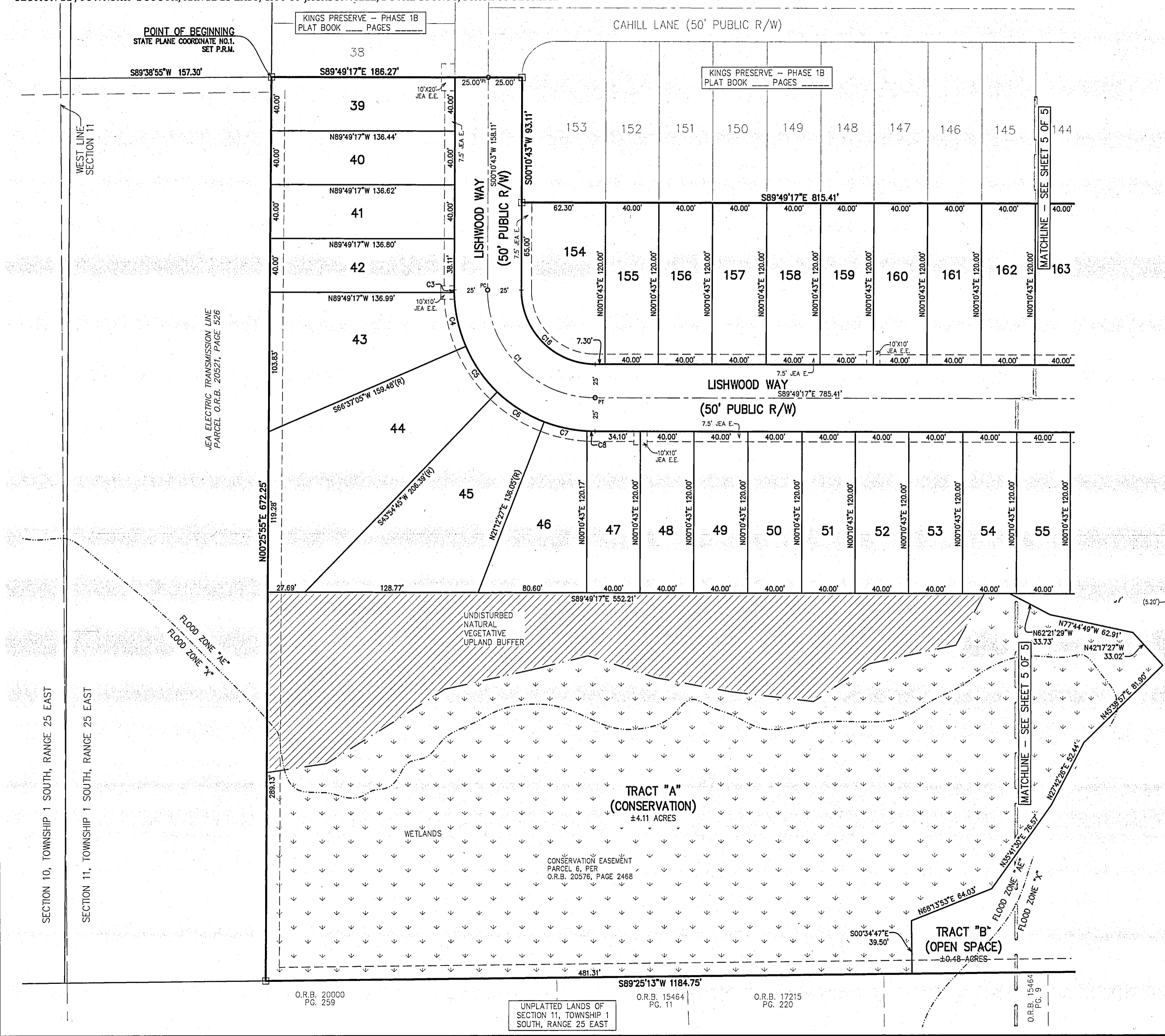
- NOTICE: THIS PLAT, AS DESCRIBED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT 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.
- AT THE TIME OF RECORDATION 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.
- ACTIVE RECREATION TRACTS FOR PHASE 1 ARE SHOWN ON KINGS PRESERVE PHASE 1A PLAT, PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_.
- 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 DOES 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.
- 102 LOTS AND 3 TRACTS IN THIS SUBDIVISION.

Prepared By:  
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SHEET 4 OF 5  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



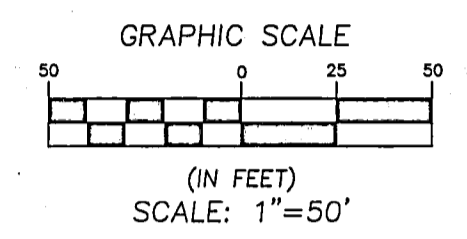
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	125.66'	80.00'	90°00'00"	S44°49'17"E	113.14'
C3	1.89'	105.00'	1°01'47"	S00°20'10"E	1.89'
C4	41.29'	105.00'	82°31'52"	S12°07'00"E	41.02'
C5	41.61'	105.00'	22°42'26"	S34°44'05"E	41.34'
C6	41.61'	105.00'	22°42'18"	S57°26'24"E	41.34'
C7	32.63'	105.00'	17°48'25"	S77°41'45"E	32.50'
C8	5.90'	105.00'	3°13'19"	S88°12'37"E	5.90'
C16	86.39'	55.00'	90°00'01"	S44°49'17"E	77.78'

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



LINE TABLE

LINE #	LENGTH	DIRECTION
L5	30.26'	S00°00'00"E
L6	25.00'	S00°38'25"E
L7	10.61'	S44°51'28"W
L17	25.95'	S35°41'30"W
L18	34.28'	S27°42'26"W
L27	19.59'	S45°02'01"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	57.82'	80.00'	41°24'35"	N20°53'01"E	56.57'
C9	39.27'	25.00'	90°00'00"	S44°49'17"E	35.36'
C10	4.12'	25.00'	9°27'10"	S04°54'18"W	4.12'
C11	24.07'	25.00'	55°10'13"	S37°13'00"W	23.15'
C12	46.61'	45.00'	59°20'41"	S35°07'46"W	44.55'
C13	74.97'	45.00'	95°27'25"	S42°16'18"E	66.60'
C14	70.55'	45.00'	89°49'17"	N45°05'22"E	63.54'
C15	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
C17	60.11'	30.00'	114°48'08"	S32°46'39"W	50.55'
C18	55.13'	30.00'	105°17'07"	N37°10'43"W	47.69'
C19	8.00'	30.00'	151°17'07"	N07°49'17"E	7.98'
C20	46.73'	30.00'	89°14'30"	N44°47'58"E	42.14'
C21	88.15'	40.00'	126°16'16"	S27°26'39"E	71.37'
C22	3.48'	25.00'	7°59'04"	S31°41'58"W	3.48'
C23	28.18'	90.00'	17°56'31"	S36°40'41"W	28.07'
C24	30.66'	25.00'	70°16'22"	S10°30'46"W	28.78'
C25	12.73'	30.00'	24°18'54"	N77°39'50"W	12.64'
C26	9.02'	30.00'	17°13'16"	N56°53'45"W	8.98'
C27	33.38'	30.00'	63°44'58"	N16°24'38"W	31.68'
C32	0.23'	30.00'	0°26'43"	S15°14'29"W	0.23'
C33	7.77'	30.00'	14°50'25"	S07°35'56"W	7.75'
C42	28.91'	40.00'	41°24'35"	S69°28'26"W	28.28'

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