

Approved: 2/7/2025
Date
[Signature]
City Engineer
for Director of Public Works
Approved: 02/03/2025
Date
[Signature]
for General Counsel

KINGS PRESERVE PHASE 2A

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 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

CAPTION

A PORTION OF FARMS 52, 53 AND 54 IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 25 EAST AND A PORTION OF FARMS 53, 54 AND 55 IN SECTION 41, 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, TOGETHER WITH THE CLOSED RIGHTS-OF-WAY PER ORDINANCE 2023-178-E, ALL IN DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 11; THENCE WITH THE NORTH LINE OF SAID SECTION 11 AND IT'S EASTERLY PROLONGATION, NORTH 89° 04' 50" EAST, A DISTANCE OF 1,369.52 FEET TO IT'S INTERSECTION WITH THE WESTERLY LINE OF BRANDON CHASE, AS RECORDED IN PLAT BOOK 55, PAGES 13 THROUGH 13G OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE WITH LAST SAID WESTERLY LINE SOUTH 00° 10' 43" WEST, A DISTANCE OF 1,019.63 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED AND CONTINUING WITH LAST SAID WESTERLY LINE SOUTH 00° 10' 43" WEST, A DISTANCE OF 1,823.28 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF TRACT "C" KINGS PRESERVE PHASE 1B, AS RECORDED IN PLAT BOOK 83, PAGES 33 THROUGH 39 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WITH SAID NORTHEASTERLY LINE NORTH 45° 49' 27" WEST, A DISTANCE OF 361.43 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT "C"; THENCE WITH SAID NORTH LINE NORTH 89° 49' 17" WEST, A DISTANCE OF 300.00 FEET TO A POINT LYING ON THE EAST LINE OF TRACT "S", OF KINGS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 83, PAGES 21 THROUGH 32 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WITH SAID EAST LINE NORTH 00° 10' 43" EAST, A DISTANCE OF 288.92 FEET TO A POINT LYING ON THE NORTH LINE OF SAID TRACT "S"; THENCE WITH SAID NORTH LINE NORTH 89° 49' 17" WEST, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF DARBYWOOD TRAIL A 60 FOOT RIGHT-OF-WAY OF SAID KINGS PRESERVE PHASE 1A; THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00° 10' 43" EAST, A DISTANCE OF 105.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, 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; THENCE NORTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY AND A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLLENBECK WAY A 50 FOOT RIGHT-OF-WAY OF SAID KINGS PRESERVE PHASE 1A; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89° 49' 17" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00° 10' 43" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, 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; THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, 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; THENCE SOUTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89° 49' 17" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, 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; THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY AND TO A POINT LYING ON SAID EAST RIGHT-OF-WAY LINE OF DARBYWOOD TRAIL; THENCE NORTH 00° 10' 43" EAST WITH SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 849.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°14'19" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40° 47' 53" EAST, 32.55 FEET; THENCE NORTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 35.45 FEET; THENCE NORTH 81° 25' 02" EAST, A DISTANCE OF 15.41 FEET; THENCE NORTH 08° 34' 58" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°45'41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49° 12' 07" WEST, 37.95 FEET; THENCE NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 43.09 FEET TO THE POINT OF TANGENCY AND THE EAST RIGHT-OF-WAY LINE OF SAID DARBYWOOD TRAIL; THENCE WITH SAID EAST RIGHT-OF-WAY NORTH 00° 10' 43" EAST, A DISTANCE OF 58.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 1°37'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00° 38' 14" WEST, 43.57 FEET; THENCE NORTHERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 43.57 FEET; THENCE NORTH 81° 37' 01" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 27.34 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT "C" OF SAID KINGS PRESERVE PHASE 1A AND THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 45°45'55" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75° 42' 00" EAST, 24.89 FEET; THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 25.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81° 25' 02" EAST, CONTINUING WITH LAST SAID SOUTH LINE, A DISTANCE OF 305.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 88°59'18" AND BEING SUBTENDED BY A CHORD, BEARING AND DISTANCE OF NORTH 36° 55' 23" EAST, 44.85 FEET; THENCE NORTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 49.70 FEET TO THE SOUTHERLY LINE OF TRACT "F" OF SAID KINGS PRESERVE PHASE 1A; THENCE NORTH 82° 25'45" EAST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 8.84 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT "L" OF SAID KINGS PRESERVE PHASE 1A; THENCE SOUTH 54° 30' 23" EAST WITH LAST SAID SOUTH LINE, A DISTANCE OF 24.12 FEET; THENCE SOUTH 31° 10' 01" EAST CONTINUING WITH THE LAST SAID SOUTH LINE, A DISTANCE OF 60.96 FEET; THENCE SOUTH 86° 06' 29" EAST, CONTINUING WITH LAST SAID SOUTH LINE, A DISTANCE OF 67.52 FEET; THENCE NORTH 36° 53' 26" EAST CONTINUING WITH LAST SAID SOUTH LINE, A DISTANCE OF 44.53 FEET; THENCE SOUTH 67° 14' 11" EAST, CONTINUING WITH LAST SAID SOUTH LINE, A DISTANCE OF 55.46 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 21.38 ACRES MORE OR LESS.

PLAT BOOK 83 PAGE 169

SHEET 1 OF 6
(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 2A, 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) 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 IRREVOCABLE 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.

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

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. 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, 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 28 DAY OF January, 2025.

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

WITNESS

[Signature]
Lee Hutchins
PRINT NAME

BY:

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

WITNESS

[Signature]
Cole Blaker
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

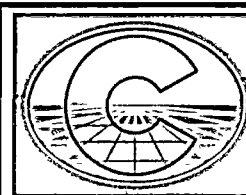
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR (ONLINE NOTARIZATION), THIS 28 DAY OF January, 2025, PLUMMER JV, LLC, BY: CLDG PLUMMER PARTNERS, LLC AS ITS MANAGER, BY: GEORGE LEONE AS ITS MANAGER. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED AS IDENTIFICATION.

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

[Signature]
PRINT NAME
MY COMMISSION EXPIRES: 12.26.26



TIFFANY GAYTON
Commission # HH 305513
Expires December 26, 2026



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

KINGS PRESERVE PHASE 2A

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 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

PLAT BOOK 83 PAGE 170

SHEET 2 OF 6
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)

APPROVED FOR THE RECORD

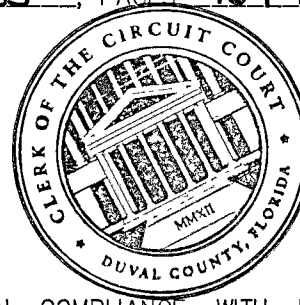
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 1st DAY OF February, 2025.

Nina Sickler
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 169-174 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 7th DAY OF February, 2025.

Jody Phillips
JODY PHILLIPS, CLERK OF THE CIRCUIT COURT



Justin Holmes
DEPUTY CLERK

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 6th DAY OF February, 2025.

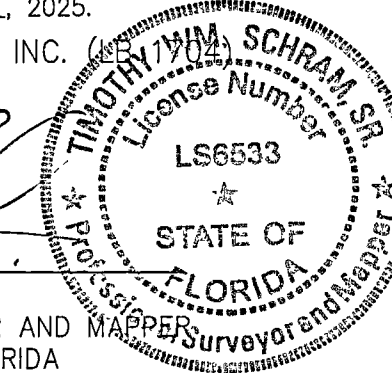
Danny S. Wheeler
DANNY S. WHEELER
PROFESSIONAL LAND SURVEYOR AND MAPPER
NO. 6902 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION 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 LOT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17.052, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 28th DAY OF January, 2025.

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

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



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 AND ASSIGNED IN OFFICIAL RECORDS BOOK 21182, PAGE 1650 AN FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 21340, PAGE 1327, 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.

Christopher B. Roerer
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
PRESIDENT

Stacie Crane
WITNESS
Stacie Crane
PRINT NAME

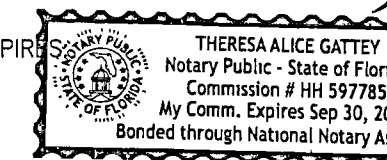
STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 30th DAY OF January, 2025, 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.

HH 597785
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. Theresa Alice Gatten

Theresa Alice Gatten
PRINT NAME

COMMISSION EXPIRES



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.

Justin Holmes
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

Andre Green
WITNESS
ANDRE GREEN
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

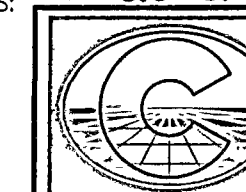
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 30 DAY OF January, 2025, BY CHRISTIAN A. ALLEN AS AUTHORIZED SIGNATORY OF THE COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

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



TIFFANY GAYTON
Commission # HH 305513
Expires December 28, 2026

Tiffany Gayton
PRINT NAME
MY COMMISSION EXPIRES: 12-28-26



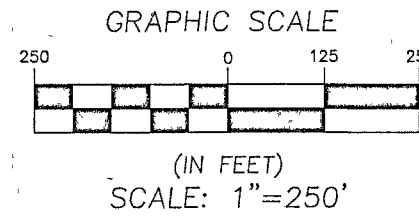
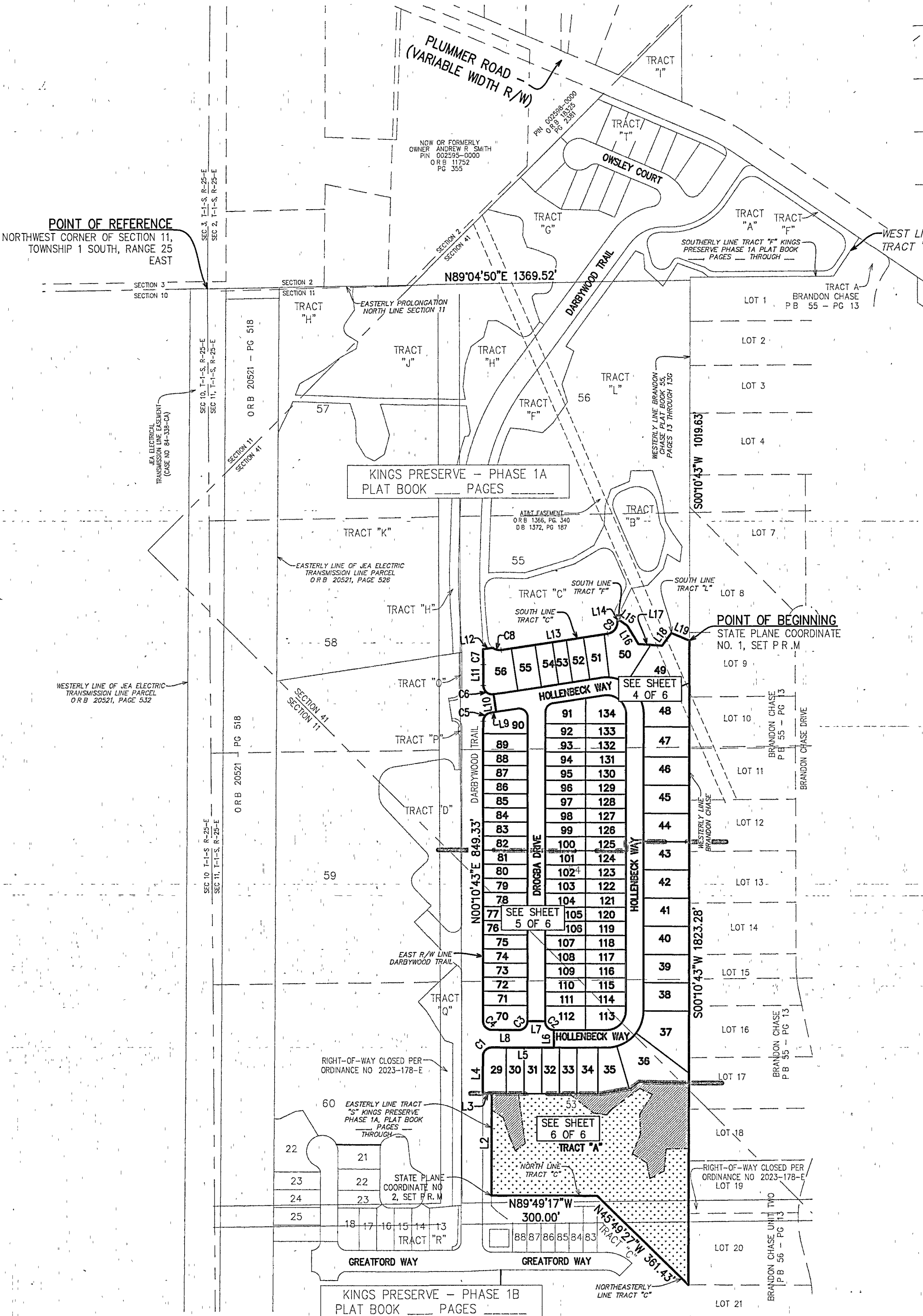
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com

KINGS PRESERVE PHASE 2A

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 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

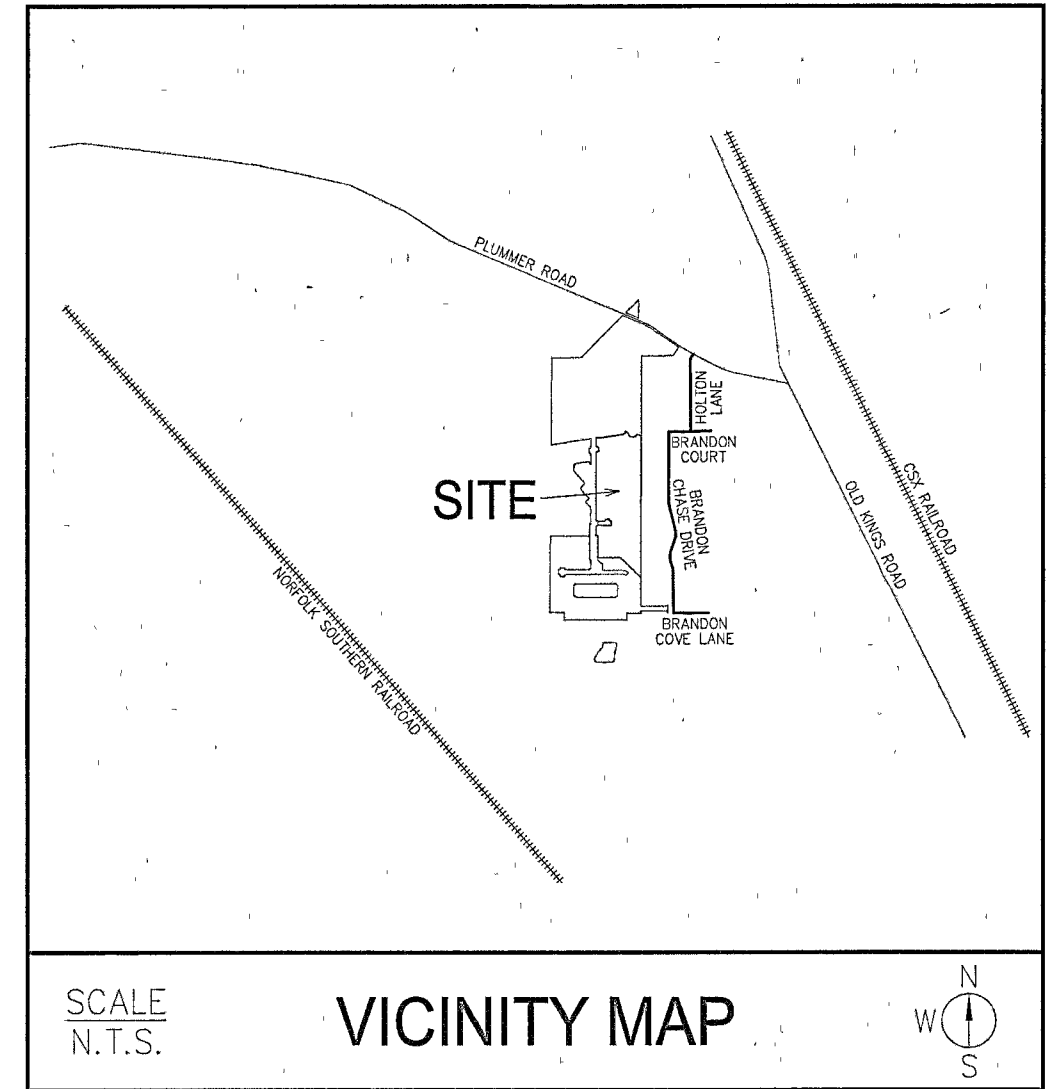
PLAT BOOK 83 PAGE 171

SHEET 3 OF 6

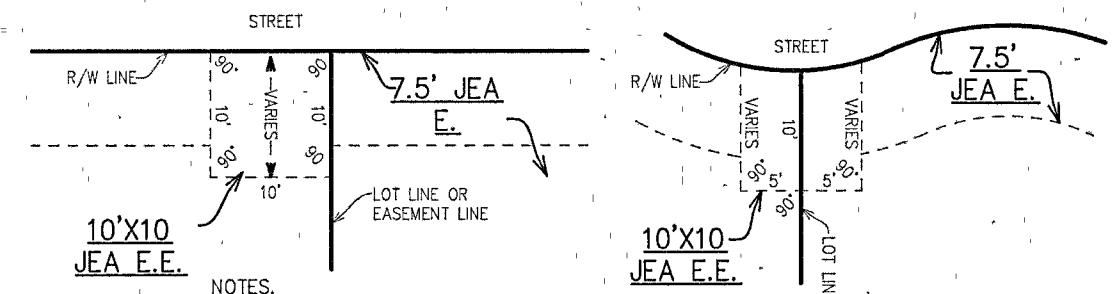


LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	288.92'	N00°10'43"E
L3	25.00'	N89°49'17"W
L4	105.00'	N00°10'43"E
L5	175.00'	S89°49'17"E
L6	50.00'	N00°10'43"E
L7	50.00'	N89°49'17"W
L8	75.00'	N89°49'17"W
L9	15.41'	N81°25'02"E
L10	50.00'	N08°34'58"W
L11	58.49'	N00°10'43"E
L12	27.34'	N81°37'01"E
L13	305.83'	N81°25'02"E
L14	8.84'	N82°25'45"E
L15	24.12'	S54°30'23"E
L16	60.96'	S31°10'01"E
L17	87.52'	S86°06'20"E
L18	44.53'	N36°53'26"E
L19	55.46'	S67°14'11"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	39.27'	25.00'	90°00'00"	N45°10'43"E	35.36'
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"	N44°49'17"W	35.36'
C5	35.45'	25.00'	81°14'19"	N40°47'53"E	32.55'
C6	43.08'	25.00'	98°45'41"	N49°12'07"W	37.95'
C7	43.57'	1530.00'	1°37'54"	N00°36'14"W	43.57'
C8	25.56'	32.00'	45°45'55"	S75°42'00"E	24.89'
C9	49.70'	32.00'	88°59'18"	N36°55'23"E	44.85'



TYPICAL JE A 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, 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).

4. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JE A FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

5. ACTIVE RECREATION TRACTS FOR KINGS PRESERVE PHASE 2A ARE SHOWN ON KINGS PRESERVE PHASE 1A PLAT, PLAT BOOK _____, PAGES _____ THROUGH _____.

6. JE A EQUIPMENT EASEMENTS "JE A E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENTS BY THE JE A.

7. JE A EASEMENTS "JE A E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE OF SAID EASEMENTS BY THE JE A. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JE A 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 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.

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.

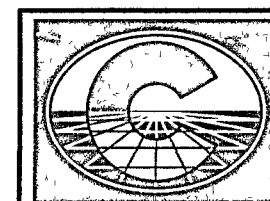
10. THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.

11. 93 LOTS AND 1 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)
✕	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
JE A	JACKSONVILLE ELECTRIC AUTHORITY
JE A-E	JACKSONVILLE ELECTRIC AUTHORITY ELECTRIC EASEMENT
JE A-U A E	JE A 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
SMF.UDE	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2218809 5899	411086 2605	POINT-OF-BEGINNING, SET PRM
2	2217239 1223	410521 3609	SOUTHWEST CORNER SUBJECT PROPERTY SET PRM



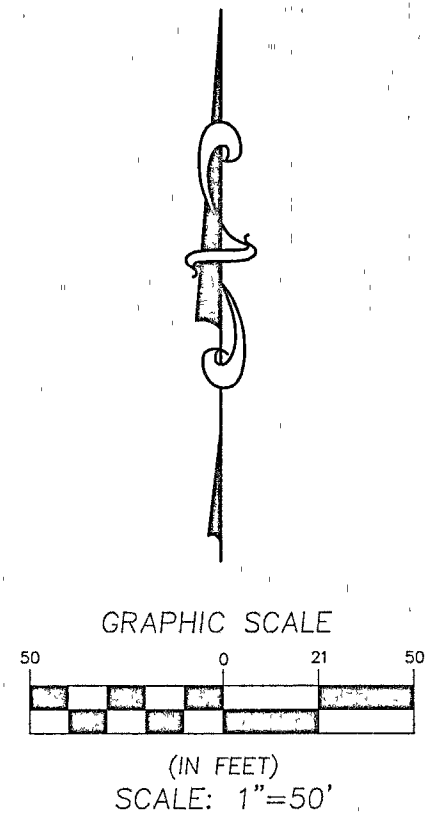
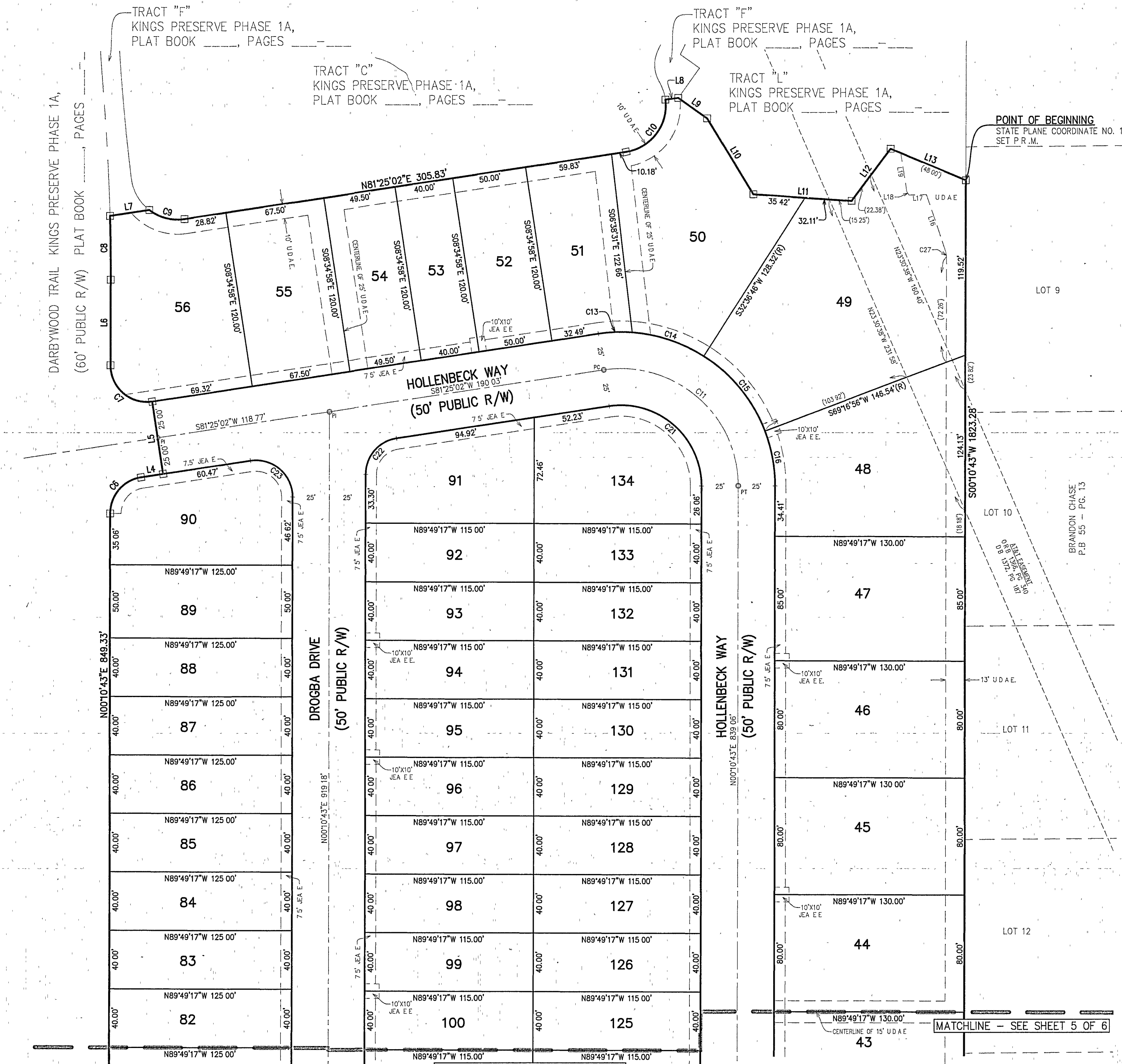
Prepared By:
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Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfi.com

KINGS PRESERVE PHASE 2A

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 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, STATE OF FLORIDA.

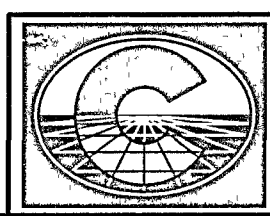
PLAT BOOK **83** PAGE **172**

SHEET 4 OF 6
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	15.41'	N81°25'02"E
L5	50.00'	N08°34'58"W
L6	58.49'	N00°10'43"E
L7	27.34'	N81°37'01"E
L8	8.84'	N82°25'45"E
L9	24.12'	S54°30'23"E
L10	60.96'	S31°10'01"E
L11	67.52'	S86°06'29"E
L12	44.53'	N36°53'26"E
L13	55.46'	S67°14'11"E
L16	41.00'	N18°28'28"W
L17	11.89'	S88°46'38"W
L18	2.77'	N32°46'49"W
L19	26.63'	N08°52'02"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C6	35.45'	25.00'	81°14'19"	N40°47'53"E	32.55'
C7	43.09'	25.00'	98°45'41"	N49°12'07"W	37.95'
C8	43.57'	1530.00'	1°37'54"	N00°38'14"W	43.57'
C9	25.56'	32.00'	45°45'55"	S75°42'00"E	24.89'
C10	49.70'	32.00'	88°59'18"	N36°55'23"E	44.85'
C11	137.80'	80.00'	98°45'41"	N49°12'07"W	121.45'
C13	23.38'	105.00'	12°45'33"	S87°47'49"W	23.33'
C14	52.11'	105.00'	28°26'11"	N71°36'19"W	51.58'
C15	67.20'	105.00'	36°40'09"	N39°03'09"W	66.06'
C16	38.29'	105.00'	20°53'47"	N10°16'11"W	38.08'
C21	94.80'	55.00'	98°45'41"	S49°12'07"E	83.50'
C22	35.45'	25.00'	81°14'19"	N40°47'53"E	32.55'
C23	43.09'	25.00'	98°45'41"	N49°12'07"W	37.95'
C27	3.56'	10.00'	20°24'29"	N10°01'32"W	3.54'



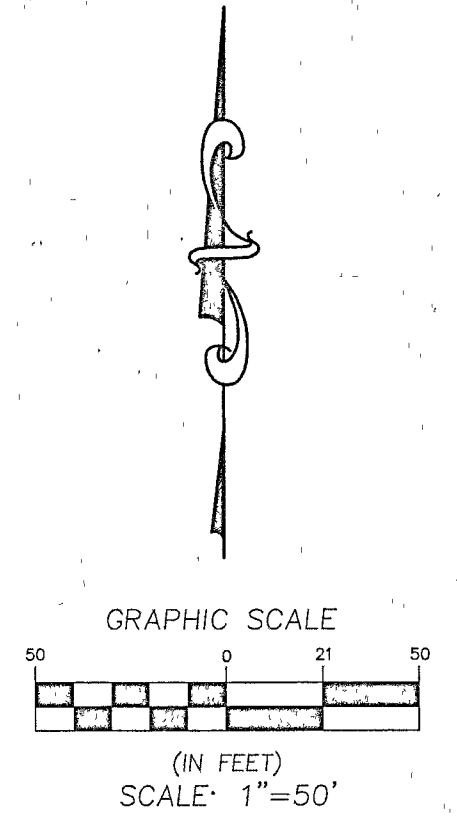
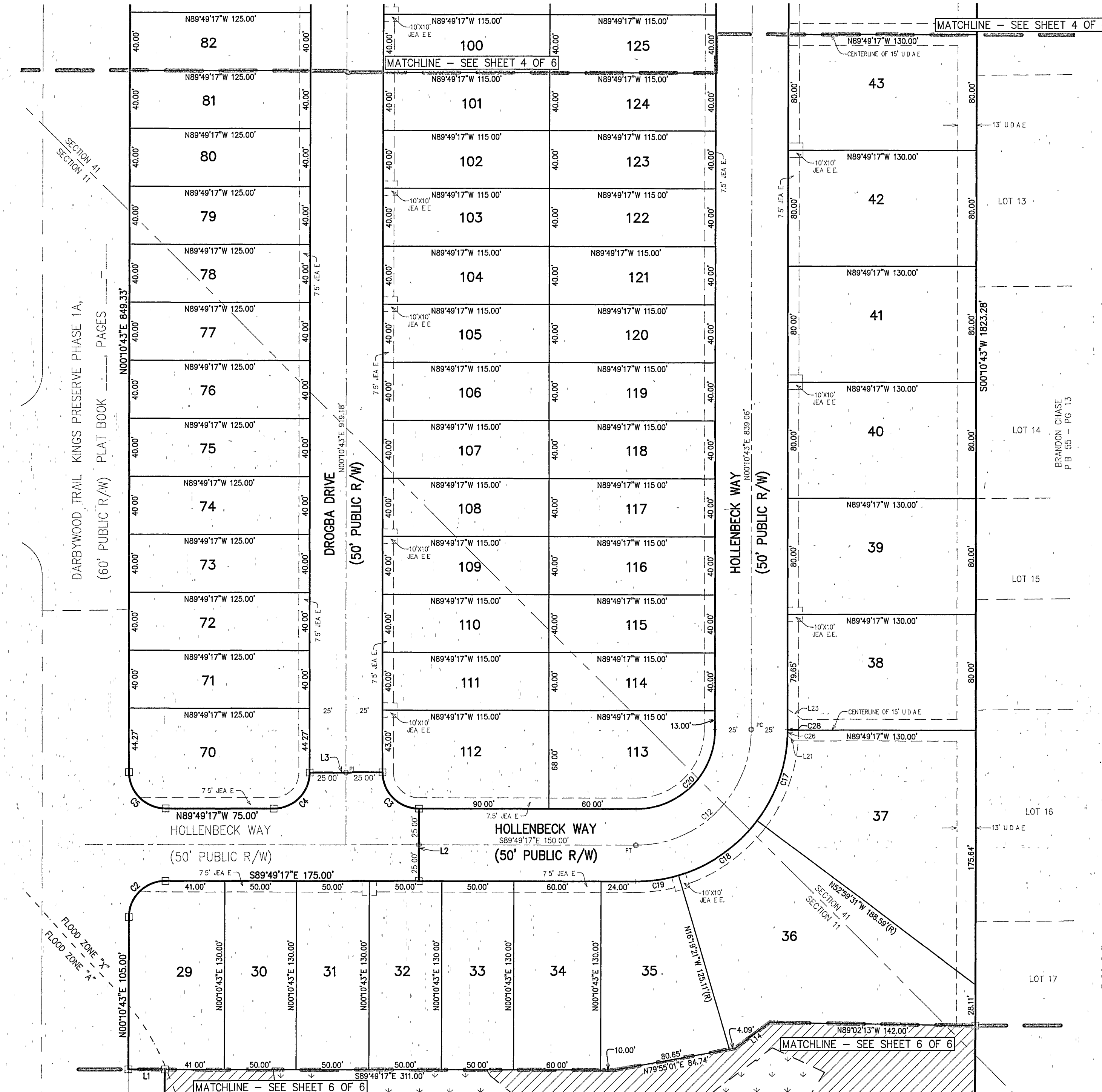
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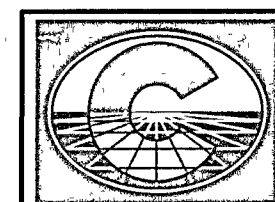
PLAT BOOK **83** PAGE **173**

SHEET 5 OF 6
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	25.00'	N89°49'17\"W	
L2	50.00'	N00°10'43\"E	
L3	50.00'	N89°49'17\"W	
L14	29.55'	N53°16'06\"E	
L21	6.04'	N53°28'53\"W	
L23	12.27'	N53°51'39\"W	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	39.27'	25.00'	90°00'00\"	N45°10'43\"E	35.36'
C3	39.27'	25.00'	90°00'00\"	N44°49'17\"W	35.36'
C4	39.27'	25.00'	90°00'00\"	S45°10'43\"W	35.36'
C5	39.27'	25.00'	90°00'00\"	N44°49'17\"W	35.36'
C12	125.66'	80.00'	90°00'00\"	N45°10'43\"E	113.14'
C17	67.14'	105.00'	36°38'18\"	N18°41'19\"E	66.01'
C18	67.20'	105.00'	36°40'07\"	N55°20'34\"E	66.06'
C19	30.24'	105.00'	16°30'03\"	N81°55'42\"E	30.14'
C20	86.39'	55.00'	90°00'00\"	S45°10'43\"W	77.78'
C26	3.92'	105.00'	2°08'21\"	N01°26'21\"E	3.92'
C28	0.35'	105.00'	0°11'27\"	N00°16'27\"E	0.35'



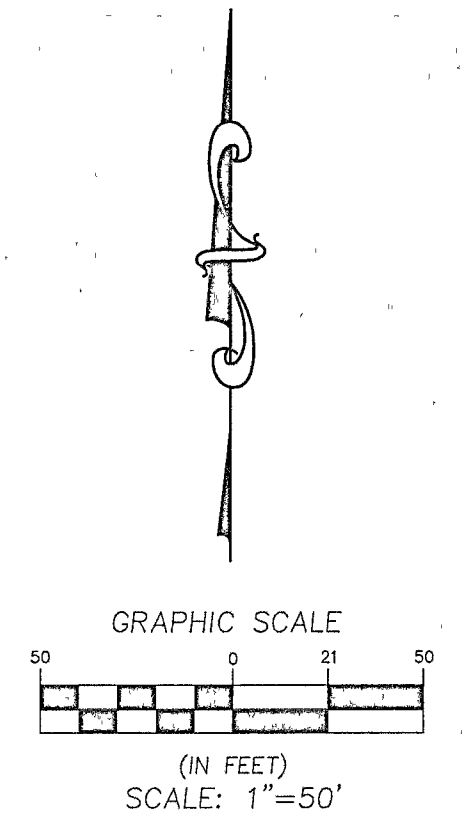
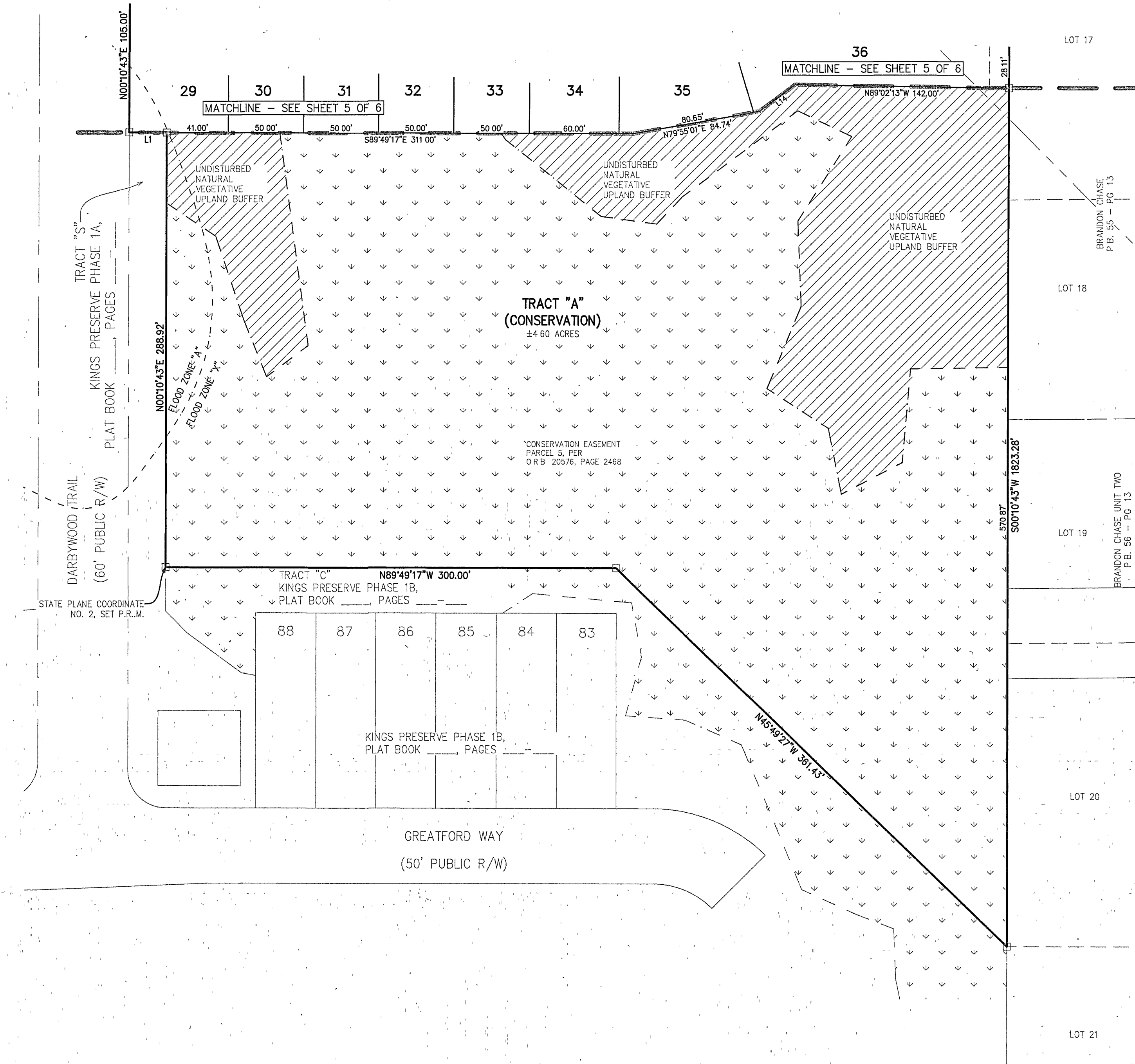
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PLAT BOOK **83** PAGE **174**

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N89°49'17\"W
L14	29.55'	N53°16'06\"E



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