

Approved: 2/13/2025
Date: 02/10/2025
City Engineer
for Director of Public Works
Approved: 02/10/2025
Date: 02/10/2025
for General Counsel

KINGS PRESERVE PHASE 2B

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS, AN UNRECORDED 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 SECTIONS 11 AND 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, ALSO A PORTION OF FARMS 58, 59 AND 60 ALL ACCORDING TO THE DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND THE DINSMORE FARMS AN UNRECORDED SUBDIVISION, PREPARED AUGUST 1933 UNDER DIRECTION OF ROBERT M. ANGUS, CIVIL ENGINEER, TOGETHER WITH THE CLOSED RIGHT-OF-WAYS 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 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 83, PAGES 21 THROUGH 32 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00° 25' 55" WEST WITH THE WEST LINE OF SAID KINGS PRESERVE PHASE 1A; A DISTANCE OF 1,113.16 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED: THENCE NORTH 81° 25' 02" EAST WITH THE SOUTH LINE OF TRACT "K" OF SAID KINGS PRESERVE PHASE 1A; A DISTANCE OF 525.36 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,462.50 FEET, A CENTRAL ANGLE OF 118° 36' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00° 28' 35" EAST, 33.34 FEET; THENCE SOUTHERLY WITH THE ARC OF SAID CURVE AND WITH THE WEST LINE OF TRACT "O" OF SAID KINGS PRESERVE PHASE 1A; AN ARC LENGTH OF 33.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 10' 43" WEST WITH THE WEST LINE OF SAID TRACT "O", A DISTANCE OF 66.41 FEET; THENCE NORTH 89° 49' 17" WEST, A DISTANCE OF 5.03 FEET; THENCE SOUTH 00° 10' 43" WEST, A DISTANCE OF 21.32 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 36° 40' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63° 04' 58" WEST, 11.01 FEET; THENCE SOUTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 11.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81° 25' 02" WEST, A DISTANCE OF 15.41 FEET; THENCE SOUTH 08° 34' 58" EAST DEPARTING LAST SAID WEST LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 98° 45' 41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49° 12' 07" EAST, 26.57 FEET; THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE, AND WITH THE SOUTHERLY LINE OF TRACT "P" OF SAID KINGS PRESERVE PHASE 1A AN ARC LENGTH OF 30.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00° 10' 43" WEST, A DISTANCE OF 120.29 FEET WITH THE WEST LINE OF SAID TRACT "P" TO A POINT LYING ON THE NORTH LINE OF TRACT "D" OF SAID KINGS PRESERVE PHASE 1A; THENCE THE NEXT ELEVEN (11) COURSES AND DISTANCES WITH TRACT "D", OF SAID KINGS PRESERVE PHASE 1A; COURSE NO. 1: NORTH 89° 49' 17" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 13.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 98° 45' 41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49° 12' 07" WEST, 45.54 FEET; COURSE NO. 2: NORTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 51.71 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: SOUTH 81° 25' 02" WEST, A DISTANCE OF 138.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 81° 14' 19" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40° 47' 53" WEST, 65.10 FEET; COURSE NO. 4: SOUTHWESTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 70.89 FEET TO THE POINT OF TANGENCY; COURSE NO. 5: SOUTH 00° 10' 43" WEST, A DISTANCE OF 29.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 43° 19' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21° 28' 51" EAST, 36.91 FEET; COURSE NO. 6: SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 37.80 FEET TO THE POINT OF TANGENCY; COURSE NO. 7: SOUTH 43° 08' 25" EAST, A DISTANCE OF 176.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01° 51' 35" WEST, 28.28 FEET; COURSE NO. 8: SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 31.42 FEET TO THE POINT OF TANGENCY; COURSE NO. 9: SOUTH 46° 51' 35" WEST, A DISTANCE OF 42.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01° 51' 35" WEST, 45.25 FEET; COURSE NO. 10: SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 50.27 FEET TO THE POINT OF TANGENCY; COURSE NO. 11: SOUTH 43° 08' 25" EAST, A DISTANCE OF 68.59 FEET; THENCE SOUTH 46° 51' 35" WEST WITH SAID TRACT "D" AND THE NORTHWESTERLY LINE OF HOLLENBECK WAY, A 50 FOOT RIGHT-OF-WAY PER SAID KINGS PRESERVE PHASE 1A; A DISTANCE OF 65.50 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HOLLENBECK WAY; THENCE SOUTH 43° 08' 25" EAST WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 12° 53' 39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49° 35' 15" EAST, 23.58 FEET; THENCE SOUTHEASTERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 23.63 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE THE NEXT SIX (6) COURSES AND DISTANCES WITH TRACT "Q" OF SAID KINGS PRESERVE PHASE 1A; COURSE NO. 1: SOUTH 46° 51' 35" WEST, A DISTANCE OF 149.79 FEET; COURSE NO. 2: SOUTH 41° 16' 41" EAST, A DISTANCE OF 36.29 FEET; COURSE NO. 3: SOUTH 30° 28' 49" EAST, A DISTANCE OF 46.09 FEET; COURSE NO. 4: SOUTH 32° 05' 38" EAST, A DISTANCE OF 52.11 FEET; COURSE NO. 5: SOUTH 70° 41' 08" EAST, A DISTANCE OF 23.62 FEET; COURSE NO. 6: SOUTH 00° 10' 43" WEST, A DISTANCE OF 153.79 FEET TO A POINT LYING ON THE NORTH LINE OF TRACT "B", KINGS PRESERVE PHASE 1B, PLAT BOOK 83, PAGES 33 THROUGH 39 OF SAID PUBLIC RECORDS; THENCE NORTH 89° 49' 17" WEST WITH SAID NORTH LINE, A DISTANCE OF 507.33 FEET TO A POINT LYING ON THE EAST LINE OF A JEA ELECTRIC TRANSMISSION LINE PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 20521, PAGE 526 OF SAID PUBLIC RECORDS; THENCE NORTH 00° 25' 55" EAST WITH SAID EAST LINE, A DISTANCE OF 1,179.46 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 12.42 ACRES MORE OR LESS.

PLAT BOOK 84 PAGE 13

SHEET 1 OF 5
(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 2B, 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 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:

- 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.
- 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.

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.

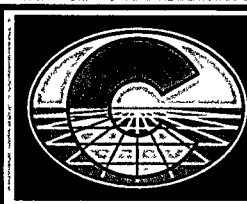
IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS PLAT ON THE 28 DAY OF January, 2025.

PLUMMER JV, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: CLDG PLUMMER PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
AS ITS MANAGER
WITNESS: George Leone
PRINT NAME: GEORGE LEONE
AS ITS MANAGER
WITNESS: Cole Blaker
PRINT NAME: COLE BLAKER

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.

Wendy Grayson
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. HH305513
Tiffany Grayson
PRINT NAME
MY COMMISSION EXPIRES: 12-20-20

TIFFANY GRAYSON
Commission # HH 305513
Expires December 28, 2025



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

KINGS PRESERVE PHASE 2B

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS, AN UNRECORDED 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 84 PAGE 14SHEET 2 OF 5
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)

APPROVED FOR THE RECORD

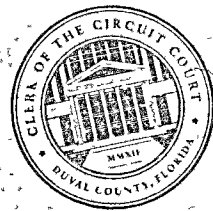
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CHAPTER 654, ORDINANCE CODE ON THIS 14th DAY OF February, 2025.

Nina Sickler, P.E.
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 84, PAGES 13-14 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 18th DAY OF February, 2025.

Jody Phillips
JODY PHILLIPS, CLERK OF THE COURT



Deputy Clerk
DEPUTY CLERK

PLAT CONFORMITY REVIEW

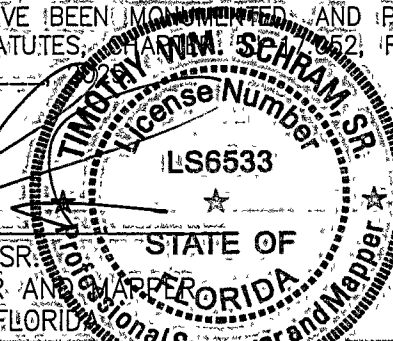
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES THIS 11th DAY OF February, 2025.

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, F.A.C. AND SECTION 654.110, JACKSONVILLE ORDINANCE CODE. SIGNED THIS 28th DAY OF January, 2025.

Timothy W. Schram, S.R.
TIMOTHY W. SCHRAM, S.R.
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

CONSENT AND JOINDER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN 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 1850 AND 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.

Wit
WITNESS
Christopher B. Roene
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

BY: Donald Wenner
PRINT NAME: DONALD WENNER
AS ITS: President
PRESIDENT

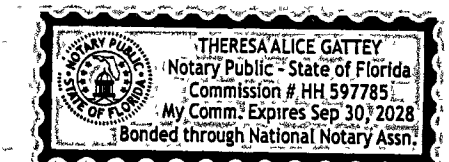
Stacie Crane
WITNESS
Stacie Crane
PRINT NAME

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.

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

Theresa Alice Gatten
PRINT NAME
MY 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 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
Justin Holmes
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

Erlich Geisler
WITNESS
Erlich Geisler
PRINT NAME

STATE OF FLORIDA, COUNTY OF DUVAL

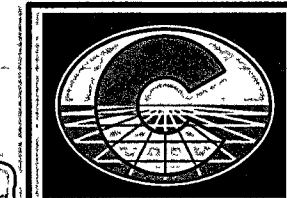
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X (PHYSICAL PRESENCE) OR — (ONLINE NOTARIZATION), THIS 30 DAY OF January, 2025, BY CHRISTIAN A. ALLEN AS AUTHORIZED SIGNATORY OF THE COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN BY ME, OR HAS PRODUCED — AS IDENTIFICATION.

Tiffany Gayton
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. HH 305513



TIFFANY GAYTON
Commission # HH 305513
Expires December 26, 2026

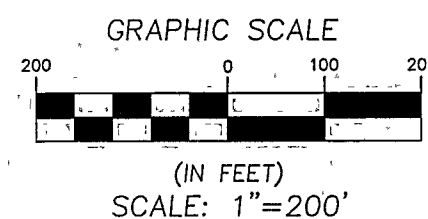
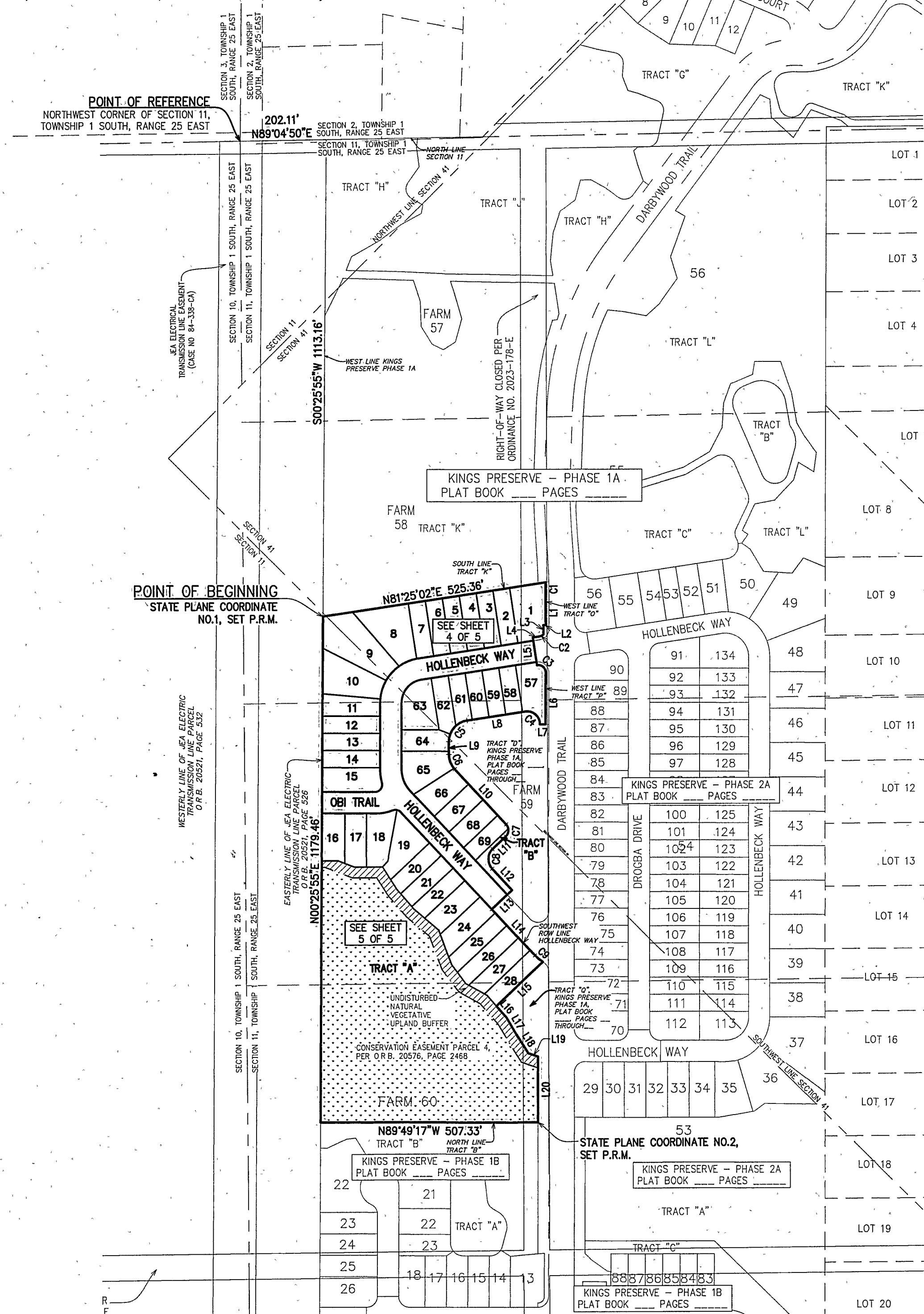
Tiffany Gayton
PRINT NAME
MY COMMISSION EXPIRES: 12-26-26



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
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KINGS PRESERVE PHASE 2B

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.



LINE #	LENGTH	DIRECTION
L1	66.41'	S00°10'43"W
L2	5.03'	N89°49'17"W
L3	21.32'	S00°10'43"W
L4	15.41'	S81°25'02"W
L5	65.00'	S08°34'58"E
L6	120.29'	S00°10'43"W
L7	13.00'	N89°49'17"W
L8	138.52'	S81°25'02"W
L9	29.84'	S00°10'43"W
L10	176.24'	S43°08'25"E
L11	42.50'	S46°51'35"W
L12	68.59'	S43°12'25"E
L13	65.50'	S46°51'35"W
L14	148.41'	S43°08'25"E
L15	149.79'	S46°51'35"W
L16	36.29'	S41°16'41"E
L17	46.09'	S30°28'49"E
L18	52.11'	S32°05'38"E
L19	23.62'	S70°41'08"E
L20	153.79'	S00°10'43"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	33.44'	1462.50'	1°18'36"	S00°28'35"E	33.44'
C2	11.20'	17.50'	36°40'08"	S63°04'58"W	11.01'
C3	30.16'	17.50'	98°45'41"	S49°12'07"E	26.57'
C4	51.71'	30.00'	98°45'41"	N49°12'07"W	45.54'
C5	70.89'	50.00'	81°14'19"	S40°47'53"W	65.10'
C6	37.80'	50.00'	43°19'08"	S21°28'51"E	36.91'
C7	31.42'	20.00'	90°00'00"	S01°51'35"W	28.28'
C8	50.27'	32.00'	90°00'00"	S01°51'35"W	45.25'
C9	23.63'	105.00'	12°53'39"	S49°35'15"E	23.58'

LEGEND

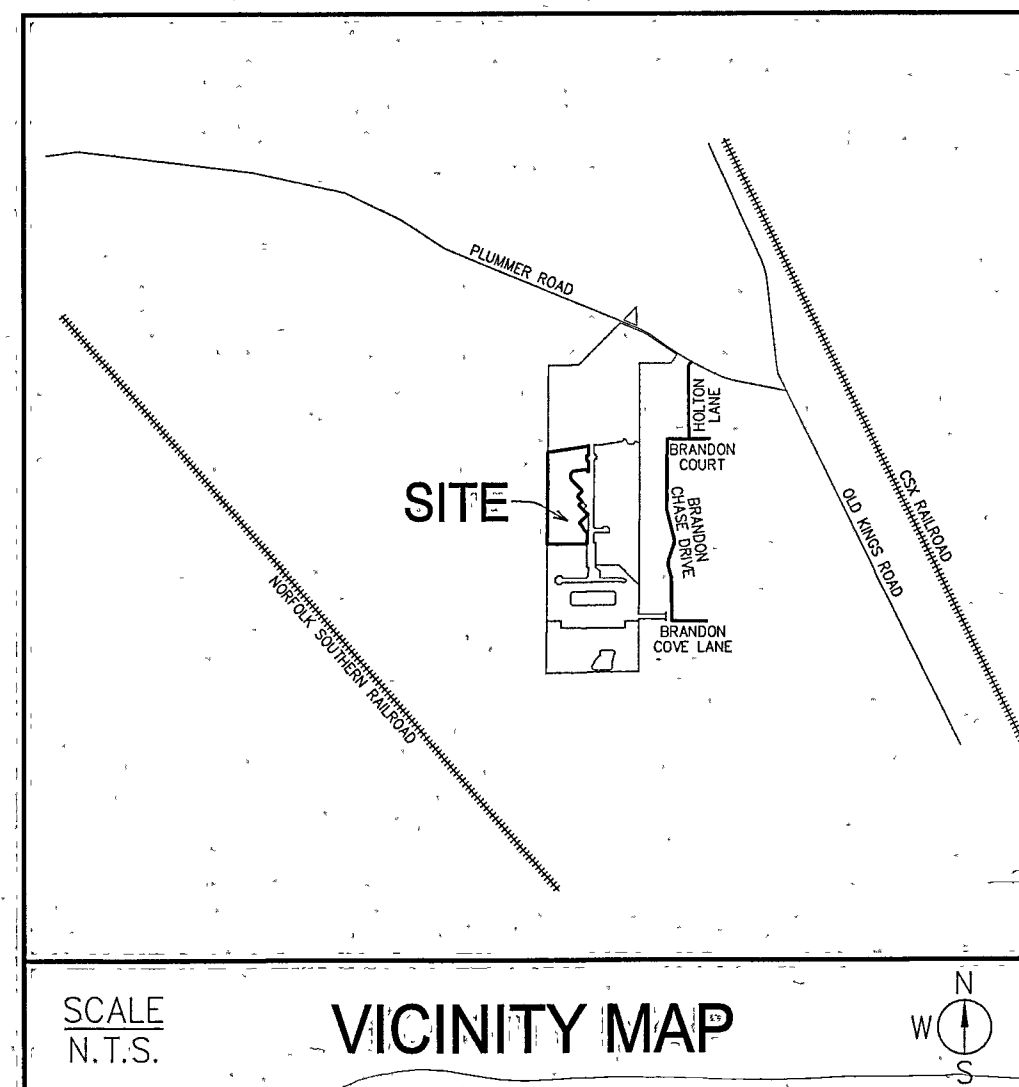
□	SET PERMANENT REFERENCE MONUMENT (LB 1704)
○	SET PERMANENT CONTROL POINT (LB 1704)
I.P.	IRON PIPE
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
ELEC.	ELECTRIC
JEA	JACKSONVILLE ELECTRIC AUTHORITY
JEA-E	JACKSONVILLE ELECTRIC AUTHORITY ELECTRIC EASEMENT
JEA-U A E	JEA UTILITY AND ACCESS EASEMENT
CL	CENTER LINE
INT	INTERSECTION
PG	PAGE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PRC	POINT REVERSE CURVATURE
RP	RADIUS POINT
SEC	SECTION
(R)	INDICATES RADIAL LINE
P.U.D.E.	PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT
U.D.A.M.E.	UNOBSTRUCTED DRAINAGE, MAINTENANCE & ACCESS EASEMENT
SMFUD	STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT

STATE PLANE COORDINATES TABLE

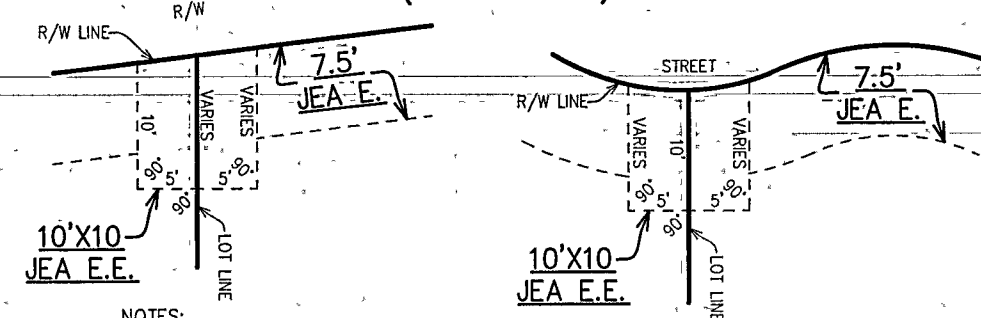
POINT	NORTHING	EASTING	DESCRIPTION
1	2218697.3511	409913.7926	POINT-OF-BEGINNING, SET PRM
2	2217516.3420	410412.2248	SOUTHEAST CORNER SUBJECT PROPERTY SET PRM

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SHEET 3 OF 5



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, DEVELOPMENT SERVICES DIVISION.

NOTE: AT THE TIME OF RECORDATION 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 JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

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

6. 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.

7. 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.

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. 41 LOTS AND 2 TRACTS IN THIS SUBDIVISION



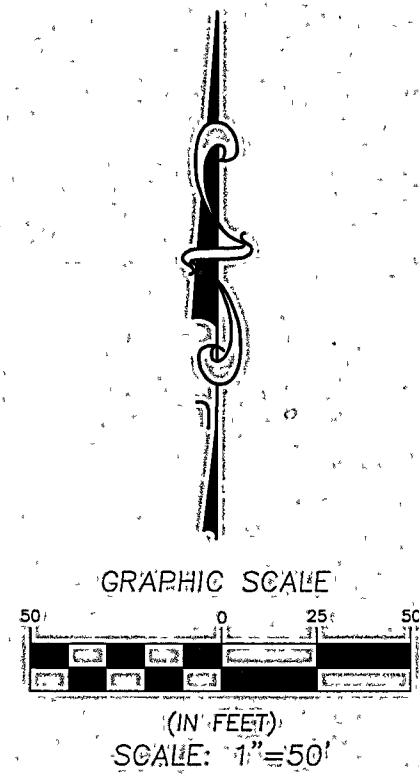
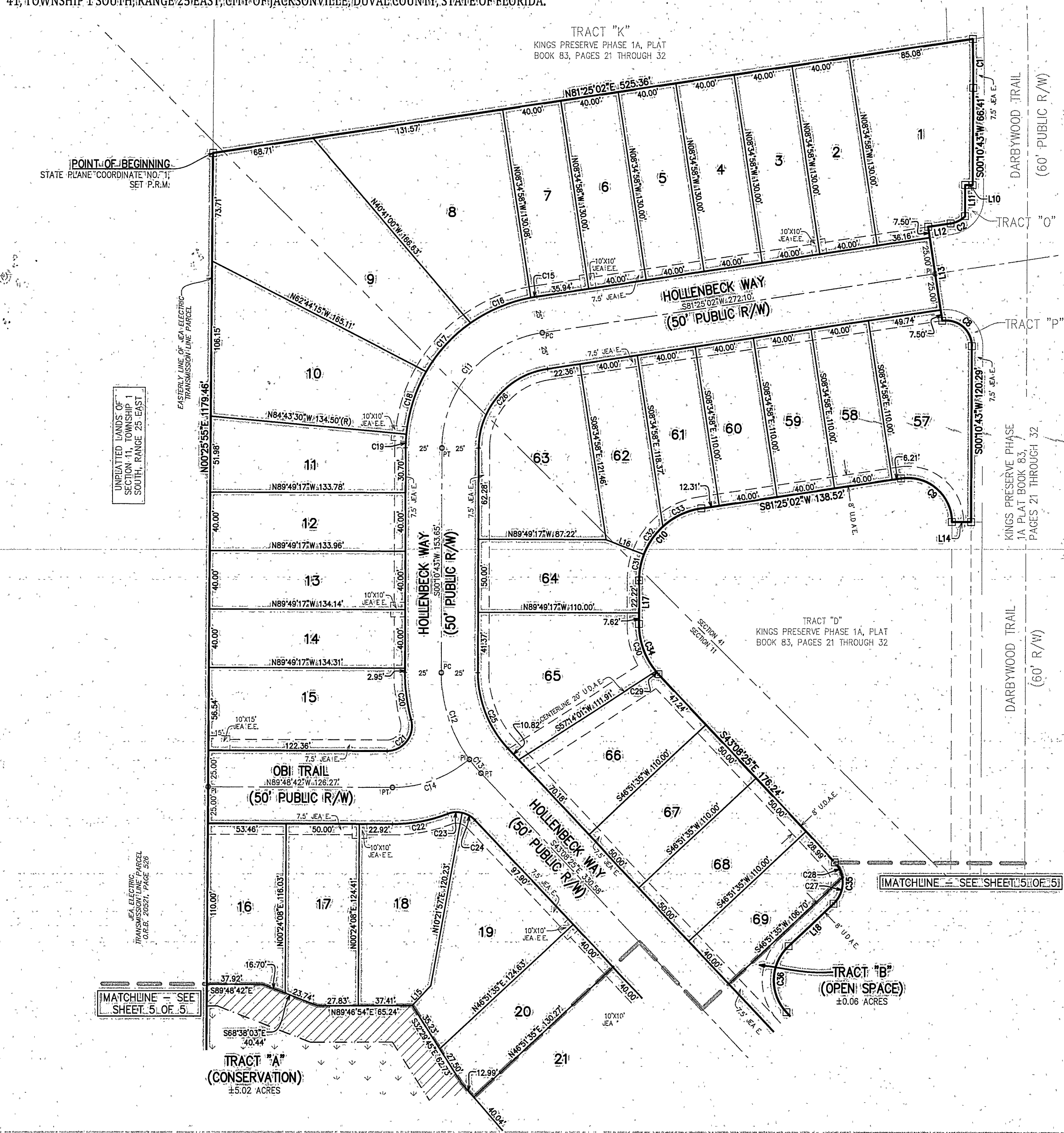
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 Phone: 904.396.2623 - Website: clarsonfl.com

KINGS PRESERVE PHASE 2B

A REPLAT OF A PORTION OF DINSMORE COMPANY'S OFFICIAL MAP OF DINSMORE, DINSMORE PLOTS AND DINSMORE FARMS, AN UNRECORDED 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.

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	5.03'	N89°49'17"W
L11	21.32'	S00°10'43"W
L12	15.41'	S81°25'02"W
L13	65.00'	S08°34'58"E
L14	13.00'	N89°49'17"W
L15	18.61'	S42°57'44"W
L16	27.90'	N68°55'46"W
L17	29.84'	S00°10'43"W
L18	42.50'	S48°51'35"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD - BEARING	CHORD - DIST.
C1	33.44'	1462.50'	118°36'	S00°28'39"E	33.44'
C2	11.20'	17.50'	36°40'08"	S63°04'58"W	11.01'
C8	30.16'	17.50'	88°45'41"	S49°12'07"E	26.57'
C9	51.71'	30.00'	88°45'41"	N49°12'07"W	45.54'
C10	70.89'	50.00'	61°14'19"	S40°47'53"W	65.10'
C11	113.43'	80.00'	81°14'19"	S40°47'53"W	104.16'
C12	63.28'	100.00'	36°15'20"	S17°56'57"E	62.23'
C13	12.33'	100.00'	7°03'49"	S39°38'31"E	12.32'
C14	50.64'	80.00'	36°15'55"	S72°03'21"W	49.79'
C15	4.06'	105.00'	21°3'03"	S80°18'31"W	4.06'
C16	44.77'	105.00'	24°25'40"	S66°59'09"W	44.43'
C17	45.36'	105.00'	24°44'59"	S42°23'50"W	45.00'
C18	45.35'	105.00'	24°44'50"	S17°38'55"W	45.00'
C19	9.34'	105.00'	5°05'47"	S02°43'37"W	9.34'
C20	32.60'	125.00'	14°56'30"	S07°17'32"E	32.51'
C21	31.14'	17.00'	104°57'05"	S37°42'46"W	26.97'
C22	38.90'	105.00'	21°13'26"	N79°34'35"E	38.67'
C23	10.07'	17.00'	33°56'51"	N85°56'16"E	9.93'
C24	10.07'	17.00'	33°56'51"	S60°06'51"E	9.93'
C25	56.70'	75.00'	43°19'08"	N21°28'51"W	55.36'
C26	77.98'	55.00'	61°14'19"	N40°47'53"E	71.61'
C27	19.76'	20.00'	66°36'42"	N18°33'14"E	18.97'
C28	11.65'	20.00'	33°23'18"	N26°26'46"W	11.49'
C29	2.78'	50.00'	31°1'23"	S41°32'44"E	2.78'
C30	35.02'	50.00'	40°07'45"	S19°53'09"E	34.31'
C31	18.23'	50.00'	20°53'31"	S10°37'29"W	18.13'
C32	23.31'	50.00'	26°42'43"	S34°25'35"W	23.10'
C33	29.35'	50.00'	33°38'06"	S64°36'00"W	28.93'
C34	37.80'	50.00'	43°19'08"	S21°28'51"E	36.91'
C35	31.42'	20.00'	90°00'00"	S01°51'35"W	28.28'
C36	50.27'	32.00'	90°00'00"	S01°51'35"W	45.25'



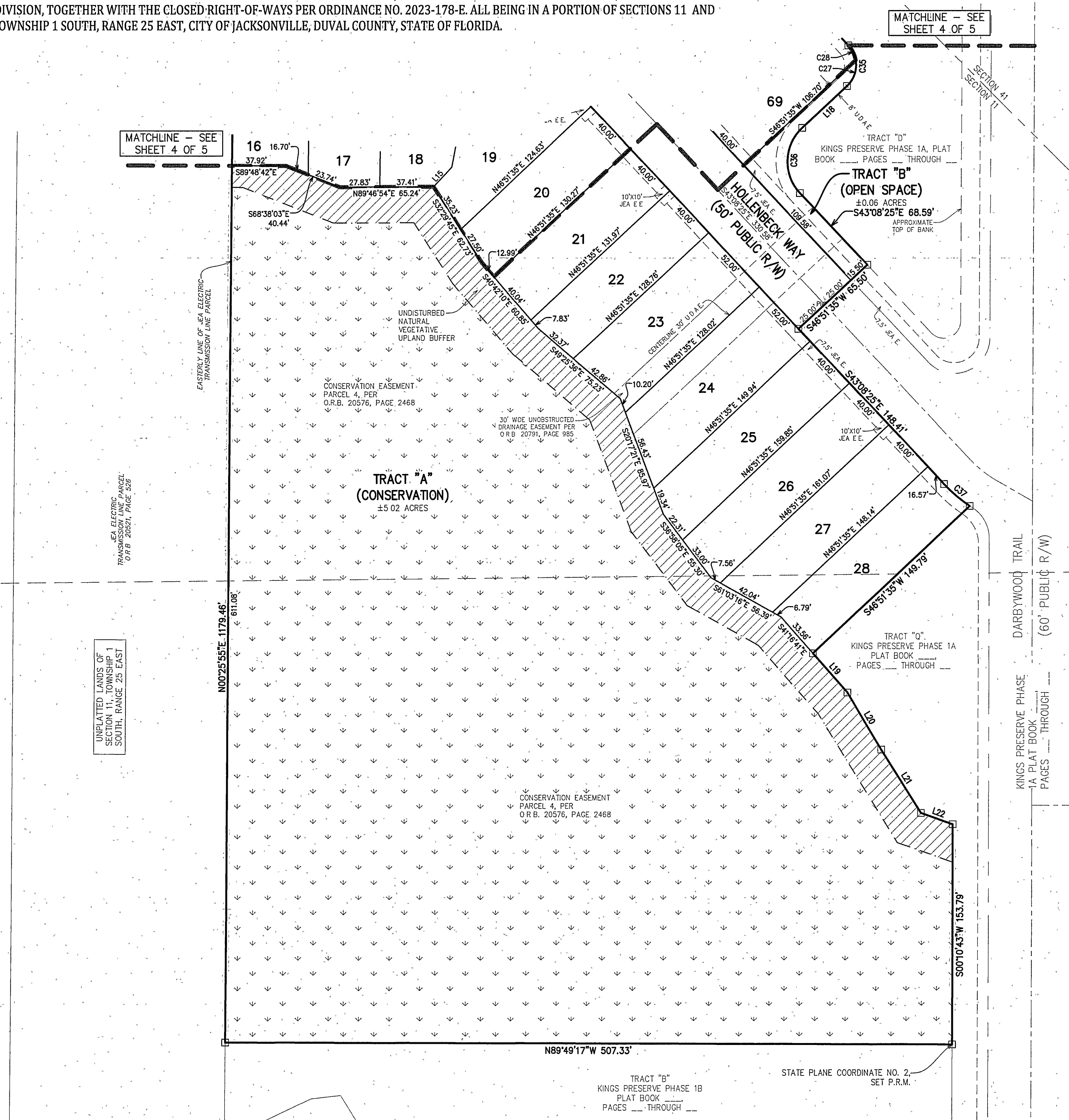
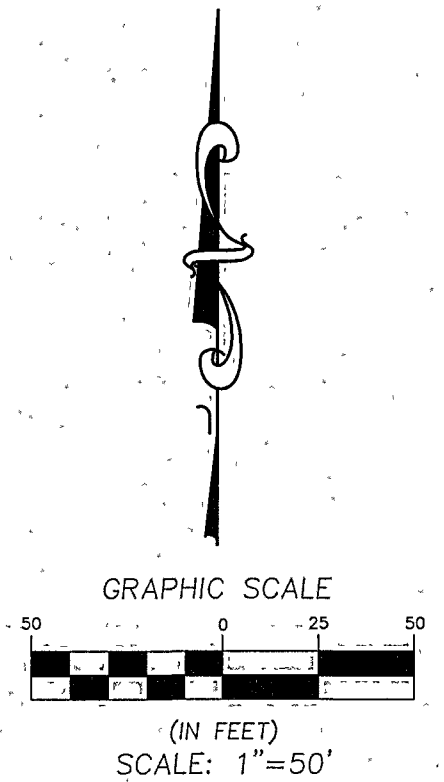
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PLAT BOOK 84 PAGE 17

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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	18.61'	S42°57'44"W
L18	42.50'	S46°51'35"W
L19	36.29'	S41°16'41"E
L20	46.09'	S30°28'49"E
L21	52.11'	S32°05'38"E
L22	23.62'	S70°41'08"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C27	19.76'	20.00'	56°36'42"	N18°33'14"E	18.97'
C28	11.65'	20.00'	33°23'18"	N26°26'46"W	11.49'
C35	31.42'	20.00'	90°00'00"	S01°51'35"W	28.28'
C36	50.27'	32.00'	90°00'00"	S01°51'35"W	45.25'
C37	23.63'	105.00'	12°53'39"	S49°35'15"E	23.58'



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