

DUNN LEGACY

A REPLAY OF THE WESTERLY 300 FEET OF THE NORTHERLY 60.00 FEET OF LOT 18, ENTZMINGER FARMS ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THE EAST 1/2 OF LOTS 6 AND 7, BEASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 85, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF THAT UNNAMED 25 FOOT VACATED RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1264, PAGE 214, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

LEGAL DESCRIPTION

THE WESTERLY 300 FEET OF THE NORTHERLY 60.00 FEET OF LOT 18, ENTZMINGER FARMS ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THE EAST 1/2 OF LOTS 6 AND 7, BEASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 85, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF THAT UNNAMED 25 FOOT VACATED RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1264, PAGE 214, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, BEASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 85, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH BRASSIE DRIVE, THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH BRASSIE DRIVE, SOUTH 04°38'38" WEST, 259.00 FEET, TO THE NORTHEAST CORNER OF THE SOUTHERLY 150.00 FEET OF THE NORTHERLY 210.00 FEET OF THE WESTERLY 300.00 FEET OF LOT 18, ENTZMINGER FARMS ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 27, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID NORTH BRASSIE DRIVE, AND WITH THE NORTHERLY LINE OF THE SOUTHERLY 150.00 FEET OF THE NORTHERLY 210.00 FEET OF THE WESTERLY 300.00 FEET OF SAID LOT 18, SOUTH 83°17'08" WEST, 300.00 FEET, TO THE NORTHWEST CORNER OF THE SOUTHERLY 150.00 FEET OF THE NORTHERLY 210.00 FEET OF THE WESTERLY 300.00 FEET OF SAID LOT 18, BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH U.S. HIGHWAY 17/92, AS SHOWN ON THAT FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 77010-2533; THENCE DEPARTING THE NORTHERLY LINE OF THE SOUTHERLY 150.00 FEET OF THE NORTHERLY 210.00 FEET OF THE WESTERLY 300.00 FEET OF SAID LOT 18, AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH U.S. HIGHWAY 17/92, NORTH 04°38'38" EAST, 72.75 FEET, TO THE CENTER LINE OF THAT UNNAMED 25' VACATED RIGHT-OF-WAY, AS SHOWN ON SAID BEASON SUBDIVISION; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH U.S. HIGHWAY 17/92, AND WITH THE CENTER LINE OF SAID UNNAMED VACATED RIGHT-OF-WAY, NORTH 83°17'08" EAST, 150.00 FEET, TO THE EASTERLY LINE OF THE WESTERLY 300.00 FEET OF SAID LOT 7, OF SAID BEASON SUBDIVISION; THENCE DEPARTING THE CENTER LINE OF SAID UNNAMED VACATED RIGHT-OF-WAY, AND WITH THE EASTERLY LINE OF THE WESTERLY 300.00 FEET OF SAID LOTS 6 & 7, NORTH 04°38'38" EAST, 186.25 FEET, TO THE SOUTHERLY LINE OF SAID LOT 5; THENCE DEPARTING THE EASTERLY LINE OF THE WESTERLY 300.00 FEET OF SAID LOT 6, AND WITH THE SOUTHERLY LINE OF SAID LOT 5, NORTH 83°17'08" EAST, 150.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 48,787.76 SQUARE FEET OR 1.12 ACRES, MORE OR LESS.

TITLE NOTES

THE PROPERTY INFORMATION REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 13, 2025, FATIC FILE NO. 110838150. THE FOLLOWING SCHEDULE ITEMS RELATED TO THE LANDS SHOWN ON THIS PLAT ARE LISTED BELOW.

E. UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

ENTZMINGER FARMS ADDITION NO. 3, AS RECORDED IN PLAT BOOK 6 PAGE 27, AFFECTS; NOTHING TO SHOWN ON PLAT.

BEASON SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 85 AFFECTS; NOTHING TO SHOWN ON PLAT.

EASEMENT RESERVATION CONTAINED IN THE QUIT CLAIM DEED RECORDED IN O.R. BOOK 1618, PAGE 1747 AFFECTS; SHOWN ON PLAT.

GRANT OF EASEMENT RECORDED IN O.R. BOOK 1618, PAGE 1748 AFFECTS; SHOWN ON PLAT.

DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 1204, PAGE 216, AFFECTS; BLANKET.

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF N U.S. HIGHWAY 17/92, BEING NORTH 04°38'38" EAST, BASED ON GPS (GLOBAL POSITIONING SYSTEM) OBSERVATIONS USING RTK (REAL-TIME KINEMATIC) SURVEY METHODS (BASE STATION, CONTROLLER, & ROVER) - STATE PLANE, COORDINATES FLORIDA EAST ZONE 0901 - NAD (NORTH AMERICAN DATUM) 83
 - ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.001 (9) FLORIDA STATUTES.
 - DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF
 - ALL PLATTED UTILITY 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 PRIVATE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - ANY GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Ireland & Associates
Surveying, Inc.

Patrick E. Ireland, PLS 003728 1988
800 Curranway Circle, Suite 1020
Lakeland, Florida 32744
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

IN WITNESS WHEREOF, JBR GINGER LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF Feb., 2026 A.D.

WITNESSES:
 SIGNATURE: [Signature] JBR GINGER LLC, A FLORIDA LIMITED LIABILITY COMPANY
 PRINTED NAME: COLIN McLEOD
 SIGNATURE: [Signature]
 PRINTED NAME: Laurie Nickels
 SIGNATURE: [Signature]
 PRINTED NAME: Laurie Nickels

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF Feb, 2026, BY Sirk Reinhardt AS Mgr OF JBR GINGER LLC, A FLORIDA LIMITED LIABILITY COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED FL ID AS IDENTIFICATION.

Signature of Person Taking Acknowledgement: [Signature] **LAURIE JEAN NICKELS**
 PRINTED NAME, PRINTED OR STAMPED



IN WITNESS WHEREOF, F & P FINANCIAL, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 2nd DAY OF Feb, 2026 A.D.

WITNESSES:
 SIGNATURE: [Signature] F & P FINANCIAL, A FLORIDA LIMITED LIABILITY COMPANY
 PRINTED NAME: COLIN McLEOD
 SIGNATURE: [Signature]
 PRINTED NAME: Laurie Nickels
 SIGNATURE: [Signature]
 PRINTED NAME: Laurie Nickels



CORPORATE ACKNOWLEDGEMENT

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 COUNTY OF SEMINOLE

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Signature of Person Taking Acknowledgement: [Signature] **LAURIE JEAN NICKELS**
 PRINTED NAME, PRINTED OR STAMPED

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 GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DUNN LEGACY DEDICATION

KNOW ALL BY THESE PRESENTS, that JBR GINGER LLC, a Florida Limited Liability Company, being the owner in fee simple of the lands described in the foregoing caption to this plat, without dedicating said lands and plot to the public use or for any public use or benefit whatsoever, except as expressly stated herein, hereby dedicates said lands and plot for the uses and purposes herein expressed.

The 30' Off-Cross-Access & Utility Easement is owned by the owner of Lot 1 and is established by the Owner of Lot 2, and nothing shall be construed that pre-exists valiantly access through said Easement.

The owner does hereby grant to Seminole County the non-exclusive and perpetual right of ingress / egress & utility access over and across the 20' Off-Cross-Access & Utility Easement for governmental purposes, including but not limited to emergency medical and fire protection services, public safety, code enforcement, utilities, stormwater, planning and building review and inspection and for any other similar purposes.

The 10' Off-Duke Energy Utility Easement is dedicated to Duke Energy Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the _____ day of _____, 2026.

By _____
 Print Name: _____
 Is _____
 Witness _____
 Print Name: _____
 Witness _____
 Print Name: _____
 STATE OF FLORIDA
 COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2026, by _____ of _____.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC _____
 My Commission Expires _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____ Clerk of the Board _____
 Printed Name _____ Printed Name _____

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177 Part 1, Florida Statutes, and was filed for record on _____.

at _____ File No. _____
 Clerk of the Circuit Court in and for Seminole County, Florida

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed the Plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

Raymond F. Phillips, L.S.#7015 Date _____
 Seminole County Surveyor

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Ocala, Seminole County, Florida.

Dated: _____ Signed: _____
 Surveyor's Registration Number: _____
 L.S.# 2023 _____
 Legal Description's Certificate of Authentication Number _____

Patrick E. Ireland
 Ireland & Associates Surveying
 800 Curranway Circle, Suite 1020
 Lakeland, Florida 32744

Sheet 2 of 2 - Legal Description, Dedication, and Notes
 Sheet 2 of 2 - Boundary Information, Geometry, and Legend

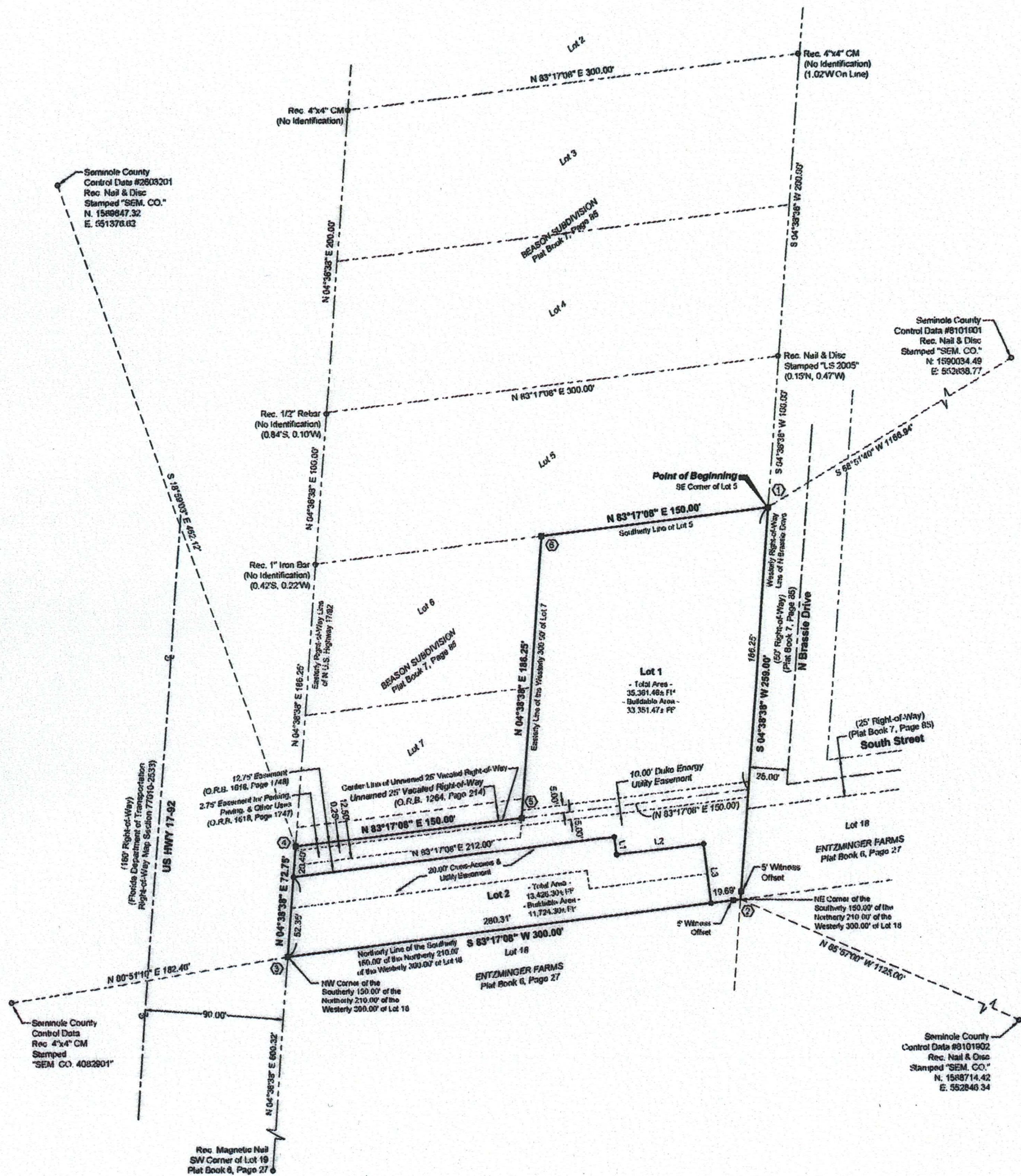
DUNN LEGACY

Sheet 2 of 2

PLAT BOOK:

PAGE:

A REPLAT OF THE WESTERLY 300 FEET OF THE NORTHERLY 60.00 FEET OF LOT 18, ENTZINGER FARMS ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, THE EAST 1/2 OF LOTS 6 AND 7, BEASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 85, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF THAT UNNAMED 25 FOOT VACATED RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1264, PAGE 214, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA



- Legend**
- ① - State Plane Coordinate Reference
 - - Found Control Point Unless Noted Otherwise
 - - Set 1/2" Rebar Stamped "LS 7023" Unless Noted Otherwise
 - - P.R.M. - Permanent Reference Monument - Set 4"x4" Concrete Monument Stamped "PRM LS 7023" Unless Noted Otherwise
 - PRM - Permanent Reference Monument
 - PSM - Professional Surveyor and Mapper
 - ⊕ - Centerline
 - CM - Concrete Monument
 - FP - Square Feet
 - LS - Licensed Business
 - LS - Licensed Surveyor
 - O.R.B. - Official Records Book

Ireland & Associates Surveying, Inc.
 Patrick E. Ireland, PLS 0631/24 7622
 800 Curryway Circle, Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com
 Office-407.678.3366
 Fax-407.320.8165

Point	Northing	Easting
1	1589431.05	051830.97
2	1589172.00	051010.00
3	1589137.82	051521.06
4	1589010.34	051538.90
5	1589227.87	051975.92
6	1589413.51	051091.00

Line	Bearing	Length
L1	S 00°42'52" E	12.00'
L2	N 83°17'08" E	38.00'
L3	S 00°42'52" E	39.32'

