

# KENSINGTON GARDENS UNIT 2C

A PART OF SECTIONS 22 AND 27, TOWNSHIP 2 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

### CAPTION

A PORTION OF SECTION 22 AND 27, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, OF THE AFOREMENTIONED TOWNSHIP AND RANGE; THENCE SOUTH 01°00'47" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 26 AND 27, A DISTANCE OF 1332.20 FEET TO A POINT ON THE NORTH LINE OF A 40 FOOT DRAINAGE RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 824, PAGE 384, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°54'36" WEST, ALONG THE NORTH LINE OF SAID DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 2512.73 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE MOST WESTERLY BOUNDARY OF KENSINGTON GARDENS UNIT 2A, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 41 THROUGH 41E, CURRENT PUBLIC RECORDS; THENCE NORTH 08°16'07" WEST, ALONG SAID SOUTHERLY PROLONGATION, A DISTANCE OF 778.56 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.  
 FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 08°16'07" WEST, ALONG THE AFOREMENTIONED SOUTHERLY PROLONGATION OF THE MOST WESTERLY BOUNDARY OF KENSINGTON GARDENS UNIT 2A, A DISTANCE OF 699.03 FEET TO THE SOUTHWESTERLY CORNER OF LOT 85, AS SHOWN ON SAID PLAT OF KENSINGTON GARDENS UNIT 2A; THENCE ALONG AND WITH THE BOUNDARY OF SAID KENSINGTON GARDENS UNIT 2A THE FOLLOWING COURSES: NORTH 81°43'53" EAST, A DISTANCE OF 214.77 FEET TO A POINT LYING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 04°37'31", FOR AN ARC DISTANCE OF 17.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°30'45" WEST, 17.73 FEET; THENCE SOUTH 84°40'30" EAST A DISTANCE OF 50.00 FEET TO A POINT LYING IN A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 675.00 FEET, AND BEING CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE; THENCE NORTHEASTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 00°29'19", FOR AN ARC DISTANCE OF 5.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°04'50" EAST, 5.76 FEET; CONTINUING ALONG AND WITH THE BOUNDARY OF SAID KENSINGTON GARDENS UNIT 2A, THENCE SOUTH 84°40'39" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°17'58" WEST, A DISTANCE OF 25.73 FEET; THENCE SOUTH 89°54'50" EAST, A DISTANCE OF 169.23 FEET; THENCE SOUTH 74°42'30" EAST, A DISTANCE OF 111.29 FEET; THENCE NORTH 80°36'00" EAST, A DISTANCE OF 146.20 FEET; THENCE SOUTH 15°43'30" EAST, A DISTANCE OF 192.79 FEET THENCE SOUTH 15°12'57" WEST, A DISTANCE OF 150.71 FEET, TO THE NORTHEASTERLY CORNER OF KENSINGTON GARDENS UNIT 2B, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGES 93 AND 93A, CURRENT PUBLIC RECORDS; THENCE NORTH 84°25'48" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID KENSINGTON GARDENS UNIT 2B, A DISTANCE OF 400.00 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 13°10'30" EAST, ALONG THE WESTERLY BOUNDARY OF SAID KENSINGTON GARDENS UNIT 2B, A DISTANCE OF 312.50 FEET; THENCE SOUTH 76°49'30" WEST, DEPARTING SAID WESTERLY BOUNDARY OF KENSINGTON GARDENS UNIT 2B, A DISTANCE OF 170.00 FEET; THENCE NORTH 13°10'30" WEST, A DISTANCE OF 15.95 FEET; THENCE SOUTH 76°49'30" WEST, A DISTANCE OF 200.86 FEET TO THE POINT OF BEGINNING.

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 1209-587 SAID CITY, ADOPTED BY ITS COUNCIL AND ACCEPTED BY ITS MAYOR THIS 12th DAY OF Dec, A.D., 1991.

[Signature] Mayor of the City of Jacksonville  
[Signature] Secretary to the Council, City of Jacksonville

### CLERK'S CERTIFICATE 92-0019036

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 47, PAGES 25, 25A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THIS 21st DAY OF Feb, A.D., 1992.

[Signature] Henry W. Cook, Clerk of the Circuit Court  
[Signature] Deputy Clerk

### DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT MJB - KENSINGTON ASSOCIATES, LTD., HAS DEPOSITED WITH THE CITY OF JACKSONVILLE, SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION, INCLUDING ANY REQUIRED SIDEWALKS AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS GUARANTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE.

SIGNED THIS 13th DAY OF February, A.D., 1992.

[Signature] Director of Public Works  
[Signature] David A. Bingemann, President  
 MJB - KENSINGTON, INC.  
 AS GENERAL PARTNER OF  
 MJB - KENSINGTON ASSOCIATES, LTD.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION HEREON, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND DESCRIPTION ARE ACCURATE AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE

SIGNED AND SEALED THIS 1st DAY OF Nov, A.D., 1991.

[Signature]  
 W. MONROE HAZEN, SR.  
 REGISTERED LAND SURVEYOR No. 3398, FLORIDA.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MJB - KENSINGTON ASSOCIATES, LTD., A LIMITED PARTNERSHIP UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS KENSINGTON GARDENS UNIT 2C, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN HEREON ARE HEREBY IRREVOCABLE AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS.  
 THE UNDERSIGNED OWNER DOES HEREBY GRANT TO THE JACKSONVILLE ELECTRIC AUTHORITY, AND ITS SUCCESSORS, THE J. E. A. EASEMENTS SHOWN HEREON FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM. THE UNDERSIGNED OWNER DOES HEREBY RESERVE UNTO THEMSELVES OR THEIR SUCCESSORS, THE PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT SHOWN ON THIS PLAT.  
 IN WITNESS WHEREOF, MJB - KENSINGTON ASSOCIATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID A. BINGEMANN AND WITH THE AUTHORITY OF ITS GENERAL PARTNER, MJB-KENSINGTON, INC. IN THEIR NAMES AND WITH THE CORPORATE SEAL AFFIXED, THIS 28th DAY OF October, A.D., 1991.

[Signature] Witness  
[Signature] Witness  
[Signature] David A. Bingemann, President  
 MJB - KENSINGTON, INC.  
 AS GENERAL PARTNER OF  
 MJB - KENSINGTON ASSOCIATES, LTD.

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF October, A.D., 1991, BY DAVID A. BINGEMANN, PRESIDENT, ON BEHALF OF MJB - KENSINGTON, INC., AS GENERAL PARTNER OF MJB - KENSINGTON ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP.

5/21/94 My Commission Expires  
[Signature] Patricia A. Kelley, Notary Public State of Florida at Large

### DEDICATION OF MORTGAGEE

THIS IS TO CERTIFY THAT JACKSONVILLE FEDERAL SAVINGS BANK, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, JACKSONVILLE FEDERAL SAVINGS BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 28th DAY OF October, A.D., 1991.

[Signature] Witness  
[Signature] Witness  
[Signature] R. E. Brown, President

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF October, A.D., 1991, BY R. E. BROWN, PRESIDENT, ON BEHALF OF JACKSONVILLE FEDERAL SAVINGS BANK.

12/11/93 My Commission Expires  
[Signature] Mary Jane Morgan, Notary Public State of Florida at Large

### DEDICATION OF MORTGAGEE

THIS IS TO CERTIFY THAT THOMAS D. BOROWY, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE HIMSELF A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF THOMAS D. BOROWY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30th DAY OF October, A.D., 1991.

[Signature] Witness  
[Signature] Witness  
[Signature] Thomas D. Borowy

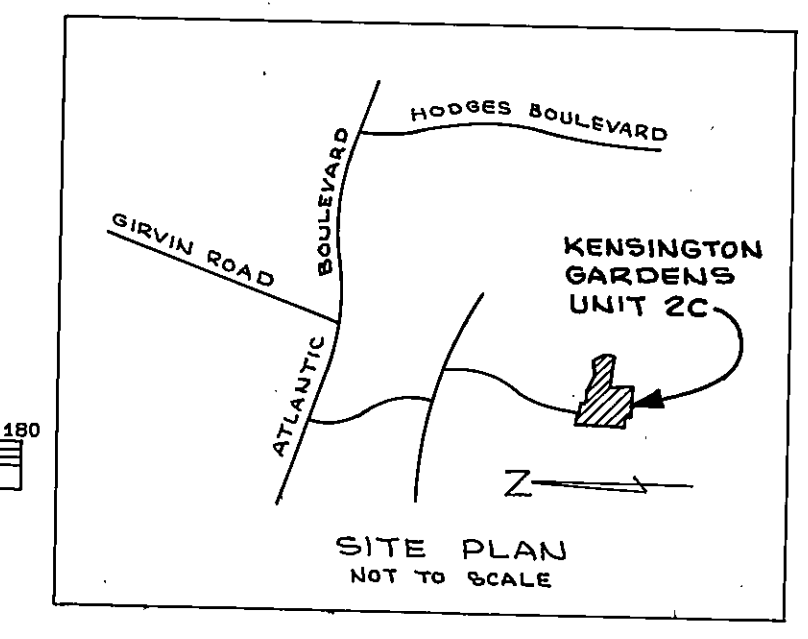
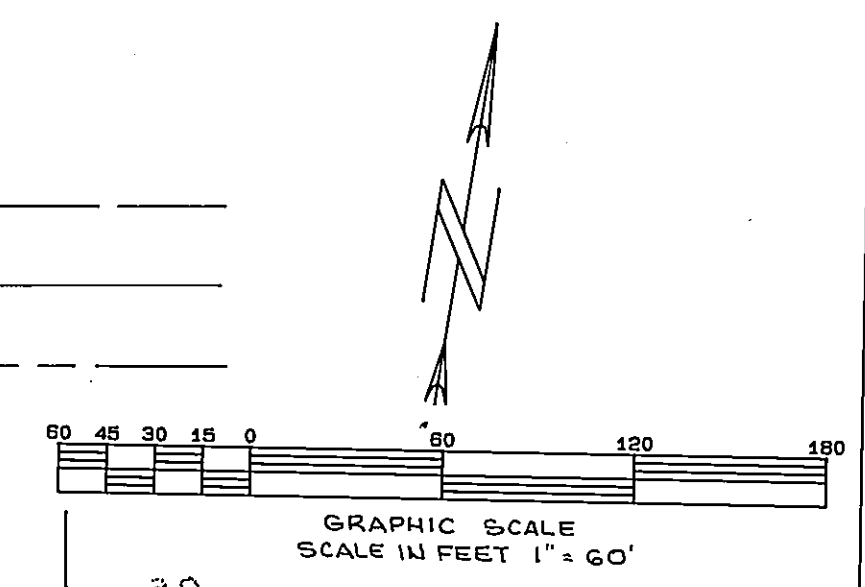
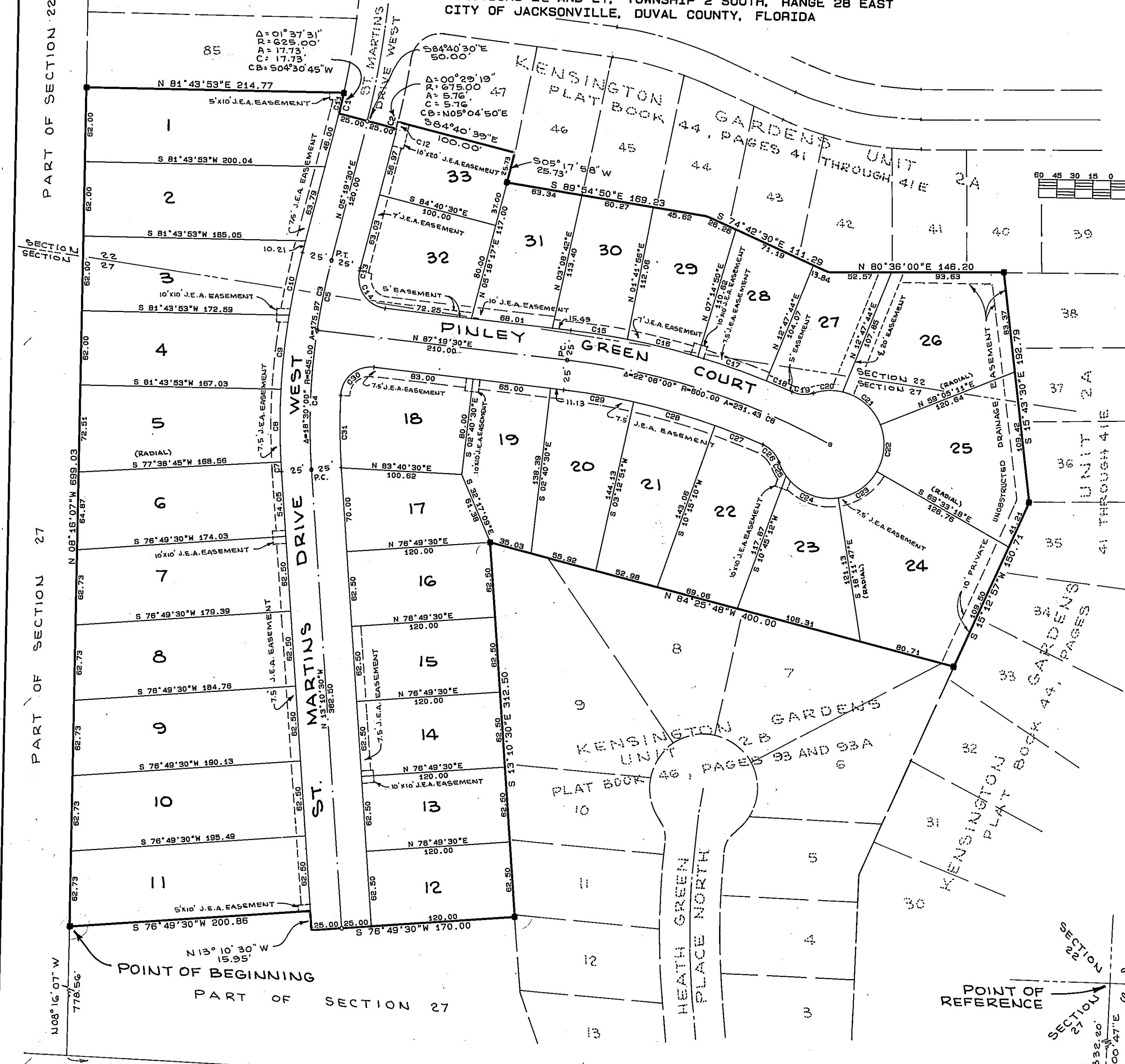
### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October, A.D., 1991 BY THOMAS D. BOROWY.

November 16, 1991 My Commission Expires  
[Signature] Linda C. Flack, Notary Public State of Florida at Large

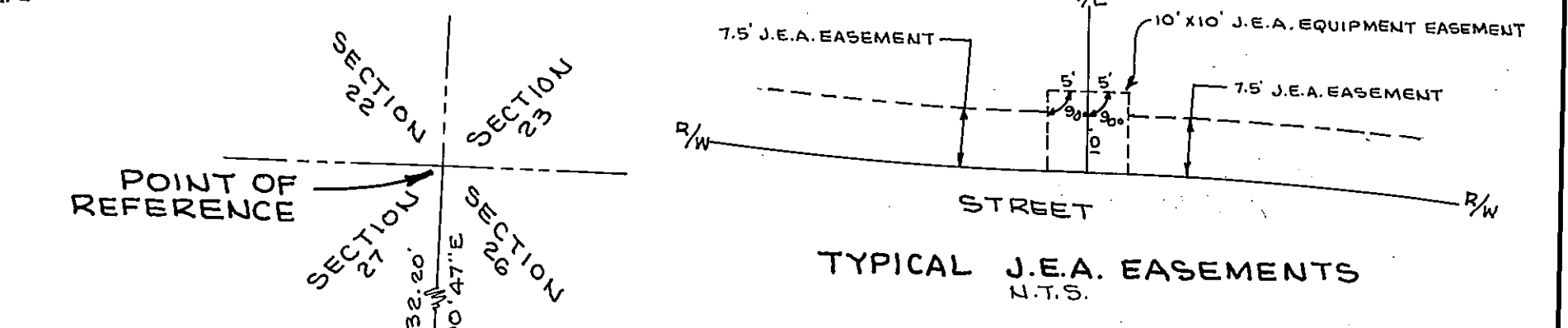
# KENSINGTON GARDENS UNIT 2C

A PART OF SECTIONS 22 AND 27, TOWNSHIP 2 SOUTH, RANGE 28 EAST  
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	1°37'31"	625.00	17.73	8.86	17.73	S 04°30'45"W
2	0°29'19"	675.00	5.76	2.88	5.76	N 05°04'50"E
3	18°30'00"	545.00	175.97	88.78	175.21	N 03°55'30"W
4	12°15'00"	545.00	116.52	58.48	116.30	N 07°03'00"W
5	6°15'00"	545.00	59.45	29.75	59.42	N 02°12'00"W
6	22°06'00"	600.00	231.43	117.17	230.00	S 81°37'30"E
7	0°49'15"	570.00	8.17	4.08	8.17	N 12°45'52"W
8	6°05'09"	570.00	60.54	30.17	60.52	N 09°18'40"W
9	6°15'37"	570.00	62.28	31.17	62.25	N 03°08'17"W
10	5°19'58"	570.00	53.05	26.55	53.03	N 02°39'34"E
11	1°37'31"	625.00	17.73	8.86	17.73	N 04°30'45"W
12	0°29'19"	675.00	5.76	2.88	5.76	S 05°04'50"W
13	0°15'45"	520.00	2.38	1.19	2.38	S 05°11'37"W
14	97°44'15"	25.00	42.65	23.87	37.66	S 43°48'23"E
15	4°22'26"	625.00	47.71	23.87	47.70	N 89°30'43"E
16	5°32'54"	625.00	60.52	30.29	60.50	S 85°31'37"E
17	5°32'54"	625.00	60.52	30.29	60.50	S 79°58'43"E
18	2°08'01"	625.00	23.27	11.64	23.27	S 76°08'15"E
19	42°12'45"	25.00	18.42	9.65	18.00	N 83°49'23"E
20	31°25'47"	45.00	24.68	12.66	24.38	N 78°25'54"E
21	54°56'24"	45.00	43.15	23.40	41.52	S 58°23'01"E
22	51°21'31"	45.00	40.34	21.64	39.00	S 05°14'04"E
23	51°21'31"	45.00	40.34	21.64	39.00	S 46°07'27"W
24	63°24'41"	45.00	49.80	27.60	47.30	N 76°29'27"W
25	16°14'05"	45.00	12.75	6.42	12.71	N 36°40'04"W
26	46°54'44"	25.00	20.47	10.85	19.90	N 52°00'23"W
27	4°17'04"	575.00	43.00	21.51	42.99	N 77°36'18"W
28	7°02'20"	575.00	70.64	35.36	70.59	N 83°16'00"W
29	5°53'21"	575.00	59.10	29.58	59.07	N 89°43'50"W
30	93°51'50"	25.00	40.96	26.75	36.53	S 40°23'35"W
31	6°38'10"	520.00	60.23	30.15	60.19	S 09°51'25"E

- GENERAL NOTES:**
- DENOTES PERMANENT REFERENCE MONUMENT.
  - DENOTES PERMANENT CONTROL POINT.
  - BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF THAT PORTION OF ATLANTIC BOULEVARD/STATE ROAD N°10, LYING BETWEEN P.T. STATION 290+91.5 AND P.C. STATION 322+77.15, ACCORDING TO D.O.T. RIGHT-OF-WAY MAPS, SECTION 72100-3176, BEING S80°55'25"E.
  - CI DENOTES TABLED CURVE DATA.
  - CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
  - EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, SEWERS AND CABLE TELEVISION, UNLESS NOTED OTHERWISE.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - P.C. = POINT OF CURVE, P.T. = POINT OF TANGENCY.
  - Δ: DELTA, R: RADIUS, A: ARC, T: TANGENT, C: CHORD, CB: CHORD BEARING



NORTH LINE OF A 40' DRAINAGE RIGHT-OF-WAY  
(AS PER OFFICIAL RECORDS VOLUME 824, PAGE 384)

PREPARED BY  
**SUNSHINE STATE SURVEYORS, INC.**  
3131 ST. JOHNS BLUFF ROAD SOUTH  
JACKSONVILLE, FLORIDA 32216  
(904) 642-8550