



**KENSINGTON GARDENS UNIT 2D**  
 CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA  
 A PORTION OF OF SECTION 27 T-2-S R-28-E

PLAT BOOK 47 PAGE 43A  
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**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN KNOWN AS KENSINGTON GARDENS UNIT 2D, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL STREET RIGHTS OF WAY, AND EASEMENTS FOR DRAINAGE, UTILITIES, SEWERS, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO THE CITY OF JACKSONVILLE AND ITS SUCCESSORS.

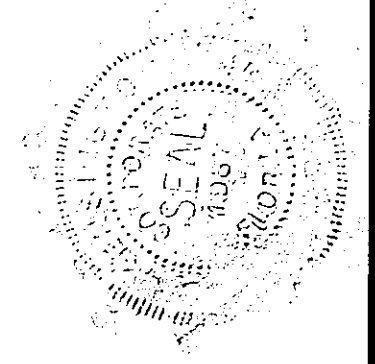
THE UNDERSIGNED OWNER DOES HEREBY GRANT TO THE JACKSONVILLE ELECTRIC AUTHORITY, AND ITS SUCCESSORS, THE J.E.A. EASEMENTS SHOWN HEREIN FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM

THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, AND ARE SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND: (1) THE DRAINAGE EASEMENTS HEREBY DEDICATED SHALL PERMIT THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE INTO SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, ALL WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS OF WAY HEREBY DEDICATED, TOGETHER WITH ALL SOIL, NUTRIENTS, CHEMICAL, AND ALL OTHER SUBSTANCES 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 LAKES AND FILTRATION SYSTEMS, WITHOUT ANY LIABILITY WHATSOEVER ON THE PART OF THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, FOR ANY DAMAGE, INJURIES OR LOSSES TO PERSONS OR PROPERTY RESULTING FROM THE ACCEPTANCE OR USE OF THESE DRAINAGE EASEMENTS BY THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS; (2) THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ADJUTING PROPERTY OWNERS. THE CITY OF JACKSONVILLE, BY ACCEPTANCE OF THIS PLAT, ASSUMES NO RESPONSIBILITY FOR THE REMOVAL OR TREATMENT OF AQUATIC PLANTS, ANIMALS, SOIL, CHEMICALS, OR ANY OTHER SUBSTANCE OR THING THAT MAY EVEN BE OR COME WITHIN SAID LAKES AND FILTRATION SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR MAINTENANCE OR PRESERVATION OF THE WATER PURITY, WATER LEVEL, OR WATER DEPTH, WHICH RESPONSIBILITIES SHALL BE THOSE OF THE KENSINGTON HOMEOWNER'S ASSOCIATION; (3) THE CITY OF JACKSONVILLE, ITS SUCCESSORS AND ASSIGNS, 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 DEVELOPER OR ANY OTHER PERSON WITHIN THE AREA OF THE LANDS HEREBY PLATTED, OR OF THE LAKES AND FILTRATION SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKES AND FILTRATION SYSTEMS, AND THAT WHICH RETAINS IT, TO EFFECT ADEQUATE DRAINAGE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO REMOVE ANY WATER LEVEL CONTROL STRUCTURES OR ANY PART THEREOF. THE UNDERSIGNED OWNER AND/OR DEVELOPER OF THE LANDS DESCRIBED AND CAPTIONED HEREIN SHALL INDEMNIFY THE CITY OF JACKSONVILLE AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, AND 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 LAKES AND FILTRATION SYSTEMS DESCRIBED ABOVE, OR ANY PART THEREOF, OCCASIONED WHOLLY OR IN PART BY ANY ACT OF OMISSION OF THE UNDERSIGNED OWNER, THEIR AGENTS, CONTRACTORS, EMPLOYEES, SERVANTS, INVITEES, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREIN. THIS INDEMNIFICATION SHALL RUN WITH THE LAND AND THE ASSIGNS OF THE UNDERSIGNED OWNER, AND SHALL BE SUBJECT TO IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICERS BELOW ON THIS 23<sup>RD</sup> DAY OF APRIL A.D., 1992.

OWNER: MJB - KENSINGTON ASSOCIATES, LTD.,  
 A FLORIDA LIMITED PARTNERSHIP

*Judith J. Barrett* *Patricia A. Kelley* *David A. Bingemann*  
 Witness Witness  
 JUDITH J. BARRETT PATRICIA A. KELLEY David A. Bingemann, President,  
 MJB - Kensington, Inc.,  
 General Partner of  
 MJB - Kensington Associates, Ltd.



**MORTGAGEE DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, 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, SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 23<sup>RD</sup> DAY OF APRIL A.D., 1992.

MORTGAGEE: THOMAS D. BORONY

*David E. Moore* *K.F. Knox* *Thomas D. Borony*  
 Witness Witness  
 DAVID E. MOORE K.F. KNOX Thomas D. Borony

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF APRIL A.D., 1992, BY THOMAS D. BORONY; HE BEING PERSONALLY KNOWN TO ME, BUT TAKING NO OATH.

MY COMMISSION EXPIRES 9-29-95 *Judith J. Barrett*  
 Notary Public, State of Florida at Large  
 COMMISSION NUMBER CC 136209 NAME: JUDITH J. BARRETT

JUDITH J. BARRETT  
 MY COMMISSION EXPIRES  
 September 29, 1995

**STATE OF FLORIDA, COUNTY OF DUVAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23<sup>RD</sup> DAY OF APRIL A.D., 1992, BY DAVID A. BINGEMANN, PRESIDENT, ON BEHALF OF MJB - KENSINGTON, INC., AS GENERAL PARTNER OF MJB - KENSINGTON ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; HE BEING PERSONALLY KNOWN TO ME, BUT TAKING NO OATH.

MY COMMISSION EXPIRES 9-29-95 *Judith J. Barrett*  
 Notary Public, State of Florida at Large  
 COMMISSION NUMBER CC 136209 NAME: JUDITH J. BARRETT

JUDITH J. BARRETT  
 MY COMMISSION EXPIRES  
 September 29, 1995  
 TRULY TRUST INSURANCE, INC.

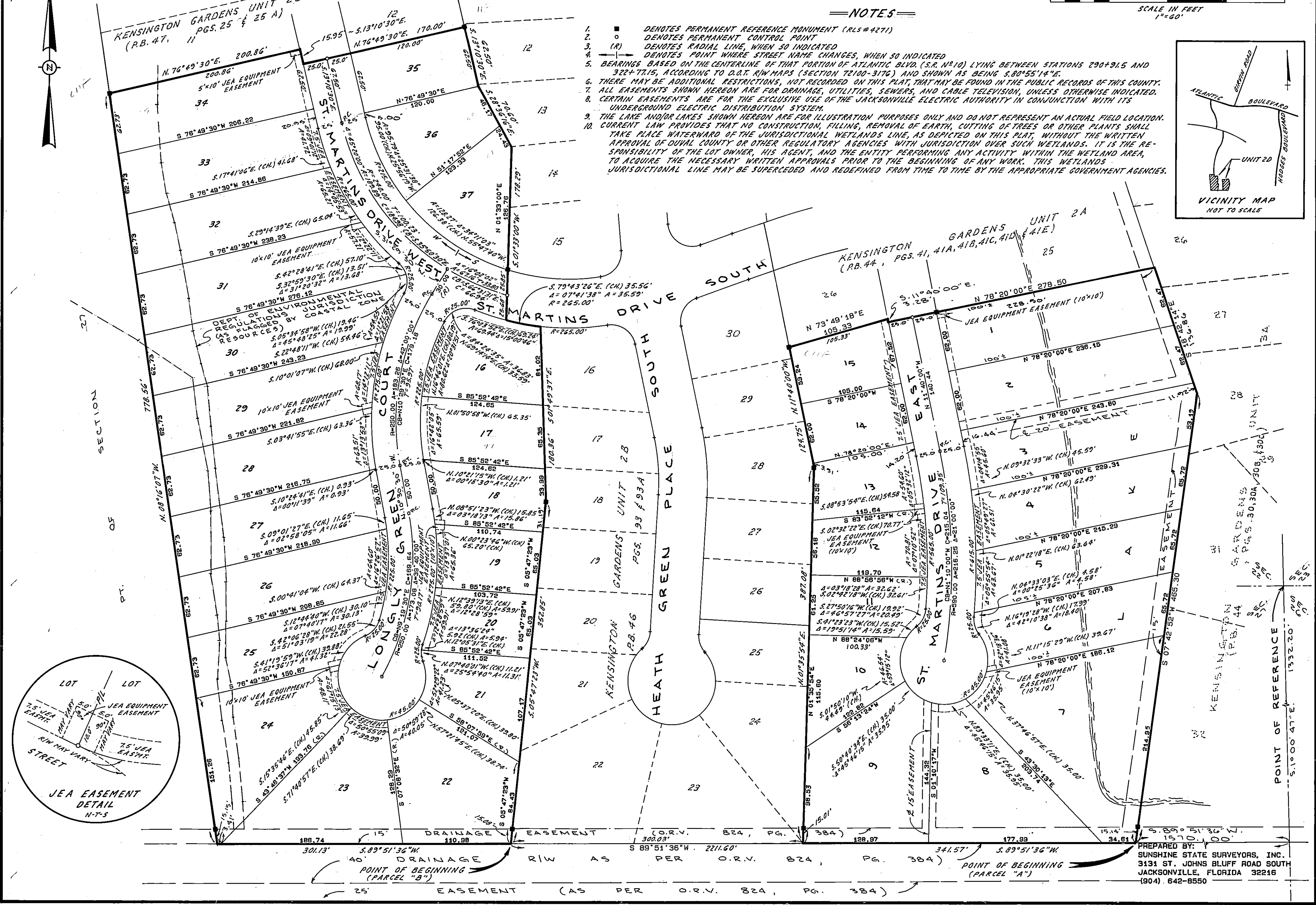
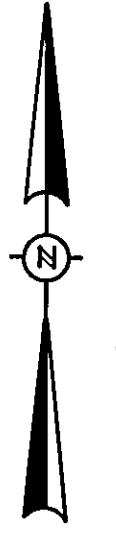
PREPARED BY:  
 SUNSHINE STATE SURVEYORS, INC.  
 3131 ST. JOHNS BLUFF ROAD SOUTH  
 JACKSONVILLE, FL 32216 (904) 642-8550

# KENSINGTON GARDENS UNIT 2D

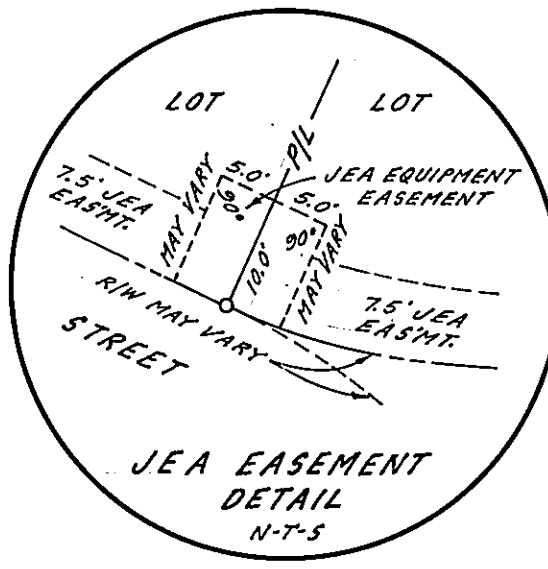
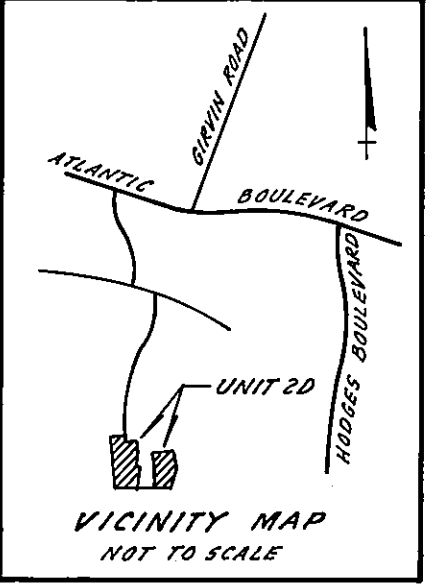
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A PORTION OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.



- NOTES**
- DENOTES PERMANENT REFERENCE MONUMENT (R.L.S.#4271)
  - DENOTES PERMANENT CONTROL POINT
  - (R) DENOTES RADIAL LINE, WHEN SO INDICATED
  - DENOTES POINT WHERE STREET NAME CHANGES, WHEN SO INDICATED
  - BEARINGS BASED ON THE CENTERLINE OF THAT PORTION OF ATLANTIC BLVD. (S.R. #10) LYING BETWEEN STATIONS 290+91.5 AND 324+77.15, ACCORDING TO D.A.T. R/W MAPS (SECTION 72100-3176) AND SHOWN AS BEING 5.80°55'14"E.
  - THERE MAY BE ADDITIONAL RESTRICTIONS, NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, SEWER, AND CABLE TELEVISION, UNLESS OTHERWISE INDICATED.
  - CERTAIN EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
  - THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINE, AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.



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