

# KENSINGTON GARDENS UNIT 3C

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA  
PART OF SECTION 27 T-2-S R-28-E

PLAT BOOK 47 PAGE 74  
PAGE 1 OF 2 PAGES

### CAPTION

A PORTION OF SECTION 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 472.09 FEET TO THE SOUTHEASTERLY CORNER OF LOT 72, KENSINGTON GARDENS UNIT THREE-A, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 30, 30A, 30B, AND 30C, OF THE CURRENT PUBLIC RECORDS OF THE AFOREMENTIONED DUVAL COUNTY, FLORIDA, SAID SOUTHEASTERLY CORNER BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE ALONG AND WITH THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED KENSINGTON GARDENS UNIT THREE-A THE FOLLOWING COURSES: SOUTH 69°57'40" WEST, A DISTANCE OF 410.97 FEET; THENCE SOUTH 26°47'02" WEST, A DISTANCE OF 14.36 FEET; THENCE SOUTH 63°02'23" WEST, A DISTANCE OF 221.13 FEET; THENCE SOUTH 14°03'13" WEST, A DISTANCE OF 468.87 FEET; THENCE SOUTH 01°35'23" WEST, A DISTANCE OF 153.02 FEET TO THE SOUTHEASTERLY CORNER OF LOT 40, AS SHOWN ON SAID PLAT OF KENSINGTON GARDENS UNIT THREE-A, SAID SOUTHEASTERLY CORNER LYING IN THE NORTH LINE OF A 40 FOOT DRAINAGE RIGHT OF WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 824, PAGE 384, CURRENT PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 89°51'36" EAST, ALONG THE NORTH LINE OF SAID DRAINAGE RIGHT OF WAY, A DISTANCE OF 710.00 FEET TO THE AFOREMENTIONED LINE COMMON TO SECTION 26 AND 27; THENCE NORTH 01°00'47" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 860.11 FEET TO THE POINT OF BEGINNING.

APPROVED  
DATE: 12-4-92  
For Director of Public Works  
By: Cecil H. Rowland  
City Engineer  
For General Counsel  
By: Shirley M. Murrell

### APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED, AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO CITY ORDINANCE NO. 92-1898-1382 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND ACCEPTED BY ITS MAYOR ON THIS 11th DAY OF December, A.D., 1992.

James E. Murrell Date 1/13/93  
Director of Public Works

### CLERK'S CERTIFICATE 93-0004725

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 74-74A OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 13th DAY OF January, A.D., 1993.

Henry W. Cook Katherine M. Murrell  
Henry W. Cook, Clerk of the Circuit Court Deputy Clerk

### 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 BY THE DESIGNATED OFFICERS BELOW ON THIS 20th DAY OF November, A.D., 1992.

MORTGAGEE: FIRST UNION NATIONAL BANK OF FLORIDA  
Michael Sambetti, Jr Patty Bottensek Timothy R. Poe  
Witnesses Vice President

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, A.D., 1992, BY TIMOTHY R. POE, VICE PRESIDENT, OF FIRST UNION NATIONAL BANK OF FLORIDA, ON BEHALF OF SAID BANK; HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES 10/22/95  
COMMISSION NUMBER CC154396  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Oct. 22, 1995  
Commission No. CC 154396  
Bonded thru Patterson-Becht Agency  
Paul A. Wegener, Jr.  
Notary Public, State of Florida at Large

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS KENSINGTON GARDENS UNIT 3C, 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.

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.

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

THE DRAINAGE EASEMENT THROUGH AND OVER THE LAKE AND TREATMENT 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 LAKE AND TREATMENT 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 LAKE AND TREATMENT 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 LAKE AND TREATMENT SYSTEMS SHOWN ON THIS PLAT ARE OWNED IN FEE SIMPLE TITLE BY THE ABUTTING 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 LAKE AND TREATMENT SYSTEMS WHICH THESE EASEMENTS TRAVERSE, NOR ANY RESPONSIBILITY FOR THE 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 LAKE AND TREATMENT SYSTEMS SHOWN ON THIS PLAT, BUT SHALL HAVE THE RIGHT TO MODIFY THE EXISTENCE OF THE LAKE AND TREATMENT SYSTEMS, AND THAT WHICH RETAINS IT, TO AFFECT 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 HEREON, 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 LAKE AND TREATMENT 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, LICENSEES, OR CONCESSIONAIRES WITHIN THE LANDS DESCRIBED AND CAPTIONED HEREON. 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 OFFICER SHOWN BELOW ON THIS 20th DAY OF November, A.D., 1992.

OWNER: HUTSON LAND COMPANY, INC., A FLORIDA CORPORATION  
Cheryl Johnigeon Theresa J. Childers  
Witness Witness  
BY: Donald P. Hinson, President,  
Hutson Land Company, Inc.

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, A.D., 1992, BY DONALD P. HINSON, PRESIDENT, ON BEHALF OF HUTSON LAND COMPANY, INC., A FLORIDA CORPORATION; HE BEING PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES January 7, 1996  
COMMISSION NUMBER CC 201218  
NAME: Cheryl Johnigeon  
NOTARY PUBLIC, STATE OF FLORIDA at Large

### 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, 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 LEGAL DESCRIPTION ARE ACCURATE, AND THAT THE 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, FLORIDA.

SIGNED AND SEALED THIS 24th DAY OF November, A.D., 1992.

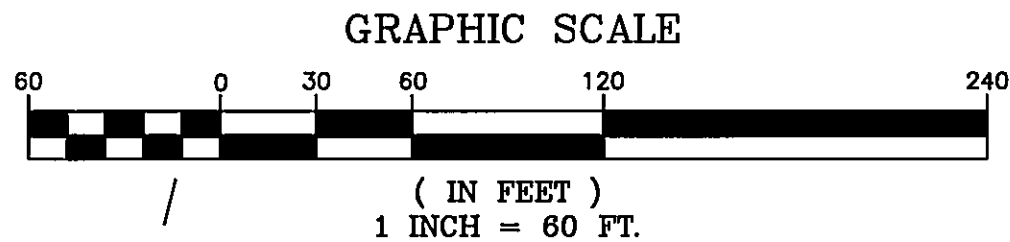
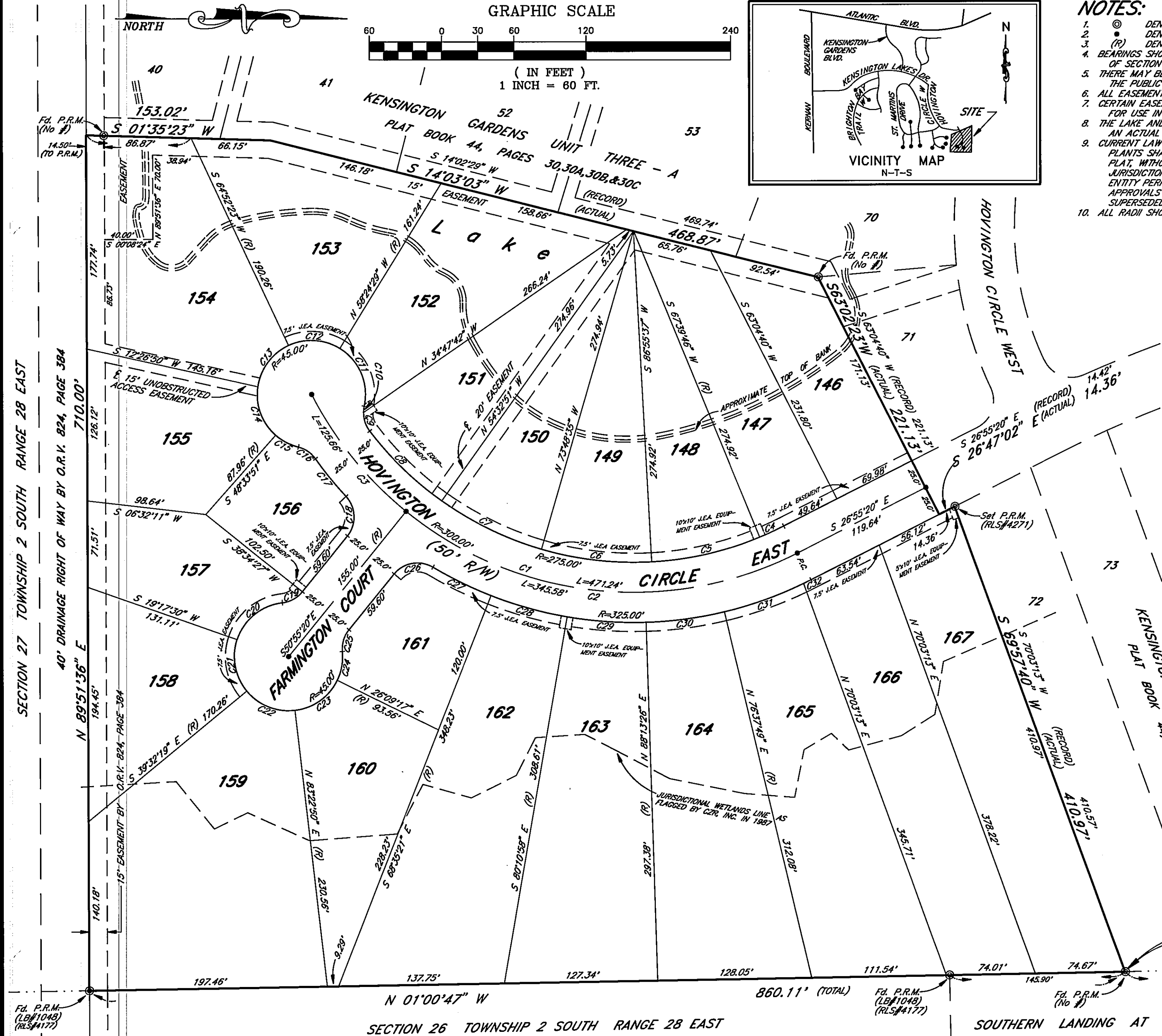
Paul A. Wegener, Jr.  
Roy A. Wegener, Jr.  
Registered Land Surveyor No. 4271, Florida

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



# KENSINGTON GARDENS UNIT 3C

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA  
PART OF SECTION 27 T-2-S R-28-E



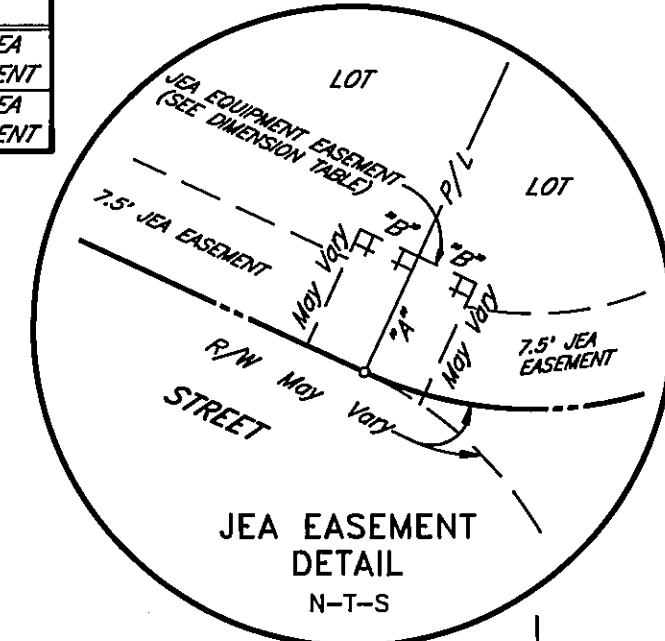
**NOTES:**

1. (C) DENOTES PERMANENT REFERENCE MONUMENT
2. (P) DENOTES PERMANENT CONTROL POINT
3. (R) DENOTES RADIAL LINE, WHEN SO INDICATED
4. BEARINGS SHOWN HEREON PROJECTED FROM BEARING CALL OF S 01°00'47"E ALONG THE EASTERLY LINE OF SECTION 27.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED.
7. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. THE LAKE AND/OR LAKES SHOWN HEREON ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
9. 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 SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
10. ALL RADII SHOWN ARE 25 FEET, UNLESS OTHERWISE INDICATED.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	471.24'	300.00'	424.26'	N 18°04'40" E	90°00'00"
C2	300.00'	345.58'	194.82'	326.78'	N 06°04'40" E	66°00'00"
C3	300.00'	125.66'	63.77'	124.75'	N 51°04'40" E	24°00'00"
C4	275.00'	22.01'	11.01'	22.00'	N 24°37'47" W	04°35'06"
C5	275.00'	92.44'	46.66'	92.00'	N 12°42'29" W	19°15'31"
C6	275.00'	92.43'	46.66'	92.00'	N 06°33'02" E	19°15'31"
C7	275.00'	92.43'	46.66'	92.00'	N 25°48'33" E	19°15'30"
C8	275.00'	83.40'	42.02'	83.08'	N 44°07'35" E	17°22'35"
C9	25.00'	16.71'	8.68'	16.40'	N 71°57'57" E	38°18'09"
C10	25.00'	5.01'	2.51'	5.00'	S 83°08'37" E	11°28'42"
C11	45.00'	55.77'	32.10'	52.27'	S 67°05'37" W	71°00'13"
C12	45.00'	44.55'	24.29'	42.75'	S 03°13'57" W	56°43'08"
C13	45.00'	44.55'	24.29'	42.75'	S 53°29'10" E	56°43'07"
C14	45.00'	44.55'	24.29'	42.75'	N 69°47'43" E	56°43'07"
C15	45.00'	21.42'	10.92'	21.22'	N 27°47'53" E	27°16'33"
C16	25.00'	17.56'	9.16'	17.20'	S 34°17'01" W	40°14'50"
C17	325.00'	40.37'	20.21'	40.34'	N 50°50'57" E	07°06'58"
C18	25.00'	35.69'	21.65'	32.73'	S 88°11'04" W	81°47'12"
C19	25.00'	19.38'	10.21'	18.90'	N 28°42'52" W	44°24'55"
C20	45.00'	51.23'	28.79'	48.51'	S 39°07'10" E	65°13'30"
C21	45.00'	45.40'	24.84'	43.50'	N 79°21'53" E	57°48'24"
C22	45.00'	44.53'	24.47'	43.00'	N 21°55'15" E	57°04'51"
C23	45.00'	44.55'	24.55'	43.10'	N 35°13'57" W	57°13'33"
C24	45.00'	24.73'	12.69'	24.42'	N 29°35'29" W	31°29'32"
C25	25.00'	18.38'	10.21'	18.90'	S 73°07'48" E	44°24'55"
C26	25.00'	35.69'	21.65'	32.73'	S 10°11'44" E	81°47'12"
C27	325.00'	53.62'	26.87'	53.56'	N 26°08'16" E	09°27'13"
C28	325.00'	65.76'	32.99'	65.65'	N 15°36'50" E	11°35'37"
C29	325.00'	65.76'	32.99'	65.65'	N 04°01'14" E	11°35'36"
C30	325.00'	65.76'	32.99'	65.65'	N 07°34'22" W	11°35'37"
C31	325.00'	69.90'	35.08'	69.76'	N 19°31'51" W	12°19'21"
C32	325.00'	6.98'	3.49'	6.98'	N 26°18'26" W	01°13'48"

**DIMENSION TABLE**

7" x 10"	TYPICAL 10'x10' JEA
5" x 5"	EQUIPMENT EASEMENT
7" x 10"	TYPICAL 10'x20' JEA
5" x 10"	EQUIPMENT EASEMENT



POINT OF BEGINNING  
POINT OF REFERENCE