

KENSINGTON GARDENS UNIT 3D

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF SECTIONS 22 AND 27 T-2-S R-28-E

PLAT BOOK 47 PAGE 96
PAGE 1 OF 3 PAGES

CAPTION

A PORTION OF SECTIONS 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 250.08 FEET TO THE NORTHEASTERLY CORNER OF LOT 74, 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; THENCE ALONG AND WITH THE BOUNDARY OF SAID KENSINGTON GARDENS UNIT THREE-A THE FOLLOWING COURSES: SOUTH 70°03'13" WEST, A DISTANCE OF 551.25 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 995.00 FEET; THENCE SOUTHEASTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 00° 44'59", FOR AN ARC DISTANCE OF 13.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°19'16" EAST, 13.02 FEET; THENCE SOUTH 69°18'14" WEST, A DISTANCE OF 165.02 FEET; THENCE NORTH 14°10'00" EAST, CONTINUING ALONG SAID BOUNDARY OF KENSINGTON GARDENS UNIT THREE-A, A DISTANCE OF 51.64 FEET; THENCE NORTH 14°44'08" WEST, A DISTANCE OF 114.42 FEET; THENCE NORTH 22°13'01" WEST, A DISTANCE OF 306.18 FEET; THENCE NORTH 36°12'31" WEST, A DISTANCE OF 133.37 FEET; THENCE NORTH 19°44'51" WEST, A DISTANCE OF 133.82 FEET; THENCE NORTH 26°05'17" WEST, CONTINUING ALONG THE AFOREMENTIONED BOUNDARY OF KENSINGTON GARDENS UNIT THREE-A, FOR A DISTANCE OF 285.12 FEET; THENCE NORTH 85°38'22" EAST, DEPARTING SAID BOUNDARY OF KENSINGTON GARDENS UNIT THREE-A, A DISTANCE OF 190.52 FEET; THENCE NORTH 69°34'40" EAST, A DISTANCE OF 104.89 FEET; THENCE SOUTH 53°50'39" EAST, A DISTANCE OF 47.25 FEET; THENCE NORTH 81°14'15" EAST, A DISTANCE OF 282.69 FEET; THENCE SOUTH 02°57'14" WEST, A DISTANCE OF 107.61 FEET; THENCE SOUTH 80°25'20" EAST, A DISTANCE OF 170.38 FEET; THENCE NORTH 83°19'16" EAST, A DISTANCE OF 52.08 FEET; THENCE SOUTH 89°55'21" EAST, A DISTANCE OF 486.63 FEET TO A POINT ON THE LINE COMMON TO THE AFOREMENTIONED SECTIONS 22 AND 23; THENCE SOUTH 00°04'39" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 198.68 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 15.65 ACRES, MORE OR LESS.

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. 93-194-98 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND ACCEPTED BY ITS MAYOR ON THIS 5TH DAY OF April, A.D., 1993.

James E. Mauer
Director of Public Works

4/7/93
Date

CLERK'S CERTIFICATE 93-0041947

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 96, 96A, 96B, 96C OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 16TH DAY OF April, A.D., 1993.

Henry W. Cook
Henry W. Cook, Clerk of the Circuit Court

H. C. O'Connell
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 11TH DAY OF February, A.D., 1993.

MORTGAGEE: FIRST UNION NATIONAL BANK OF FLORIDA
Timothy R. Poe
BY: Timothy R. Poe, Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11TH DAY OF February, A.D., 1993, 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

Pamela Clowers
Notary Public, State of Florida at Large

PAMELA CLOWERS
NOTARY PUBLIC, STATE OF FLORIDA
Commission Expires 10/22/95
Commission No. C.C.154396
Bonded thru Patterson-Bacht Agency

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 3D, 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 U.E.A. EASEMENTS SHOWN HEREIN FOR USE IN ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

ALL STREET RIGHTS OF WAY, AND EASEMENTS FOR DRAINAGE, UTILITIES, AND SEWERS 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 ADJOINING 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 10TH DAY OF February, A.D., 1993.

OWNER: HUTSON LAND COMPANY, INC., A FLORIDA CORPORATION

Witness

Witness

Donald P. Hinson
BY: Donald P. Hinson, President, Hutson Land Company, Inc.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF February, A.D., 1993, 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 CC201218

Cheryl Johnigan
Notary Public, State of Florida at Large

NAME: Cheryl Johnigan

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 4TH DAY OF MARCH, A.D., 1993.

Roy A. Magener, Jr.
Registered Land Surveyor No. 4271, Florida

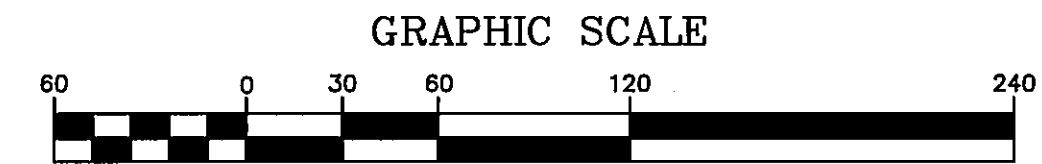
PREPARED BY:
SUNSHINE STATE SURVEYORS, INC.
3131 ST. JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32246 (904) 642-8550

KENSINGTON GARDENS UNIT 3D

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA
PART OF SECTIONS 22 AND 27 T-2-S R-28-E

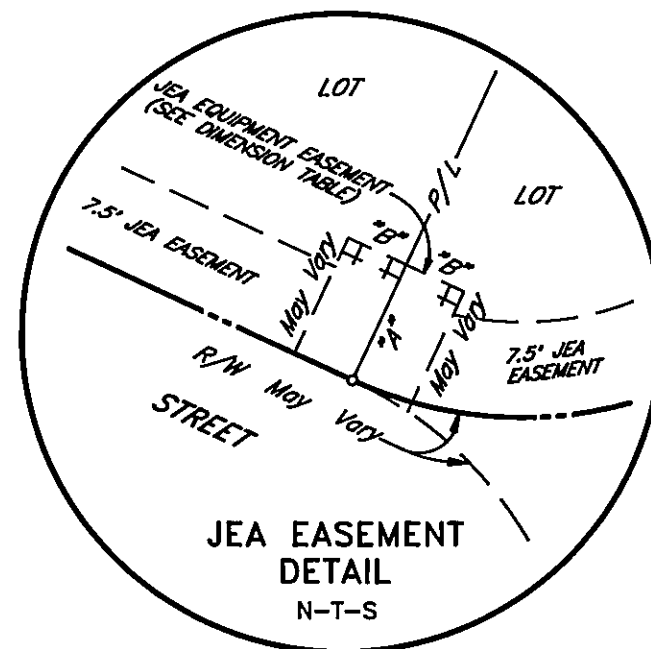
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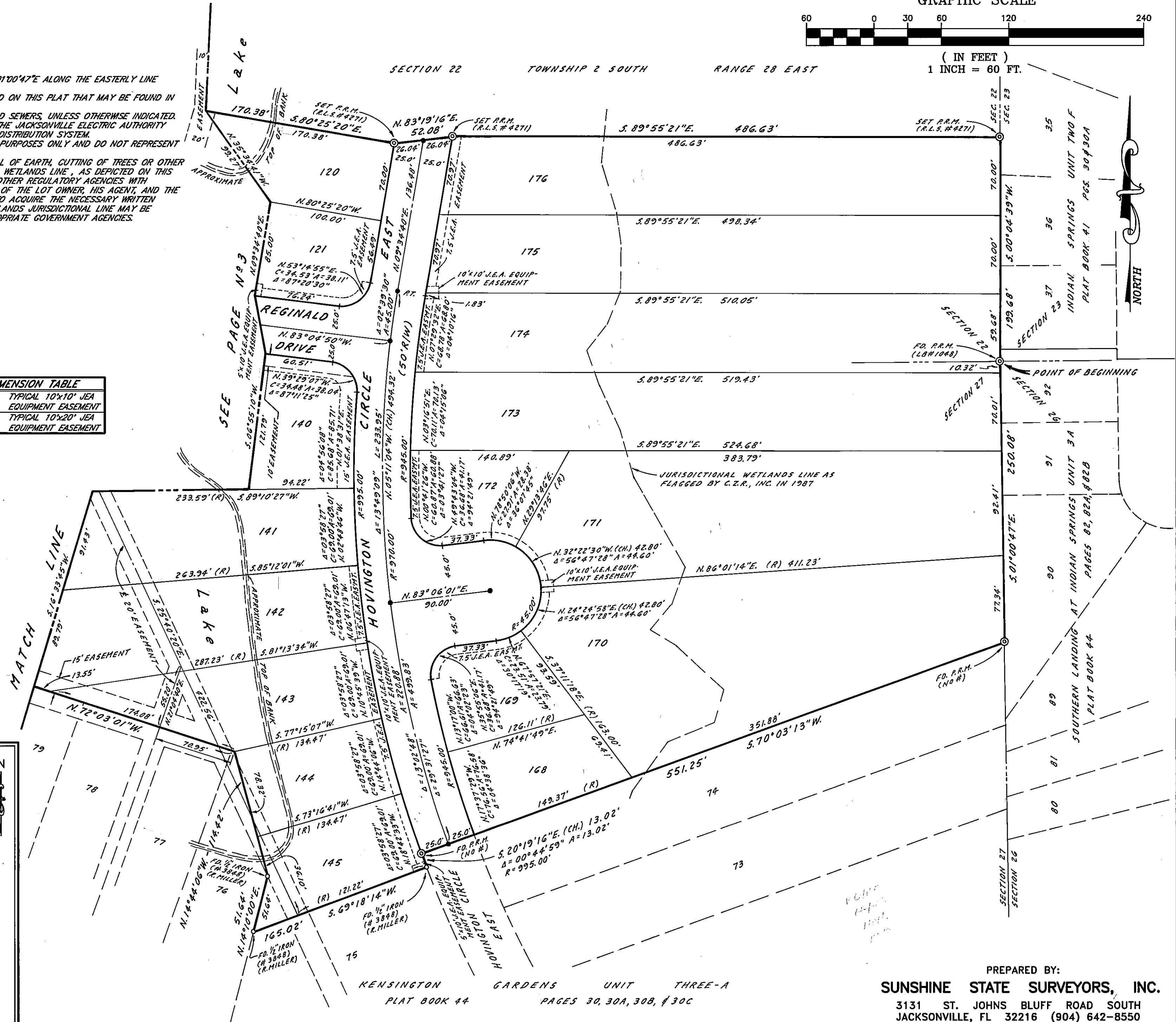
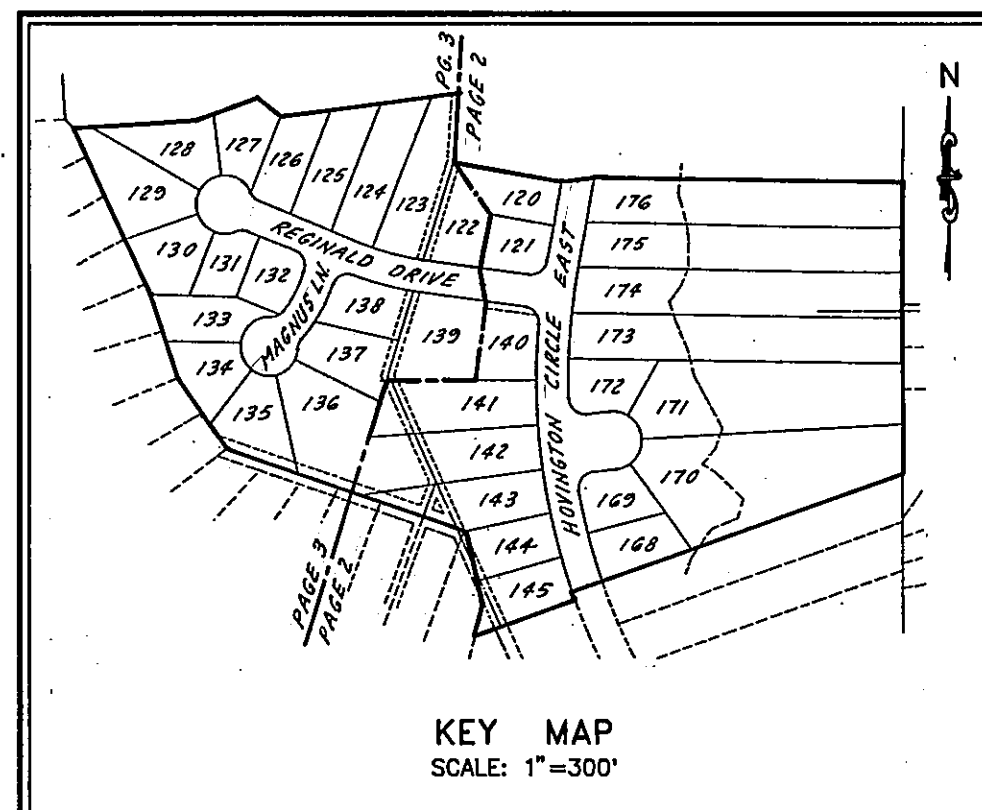
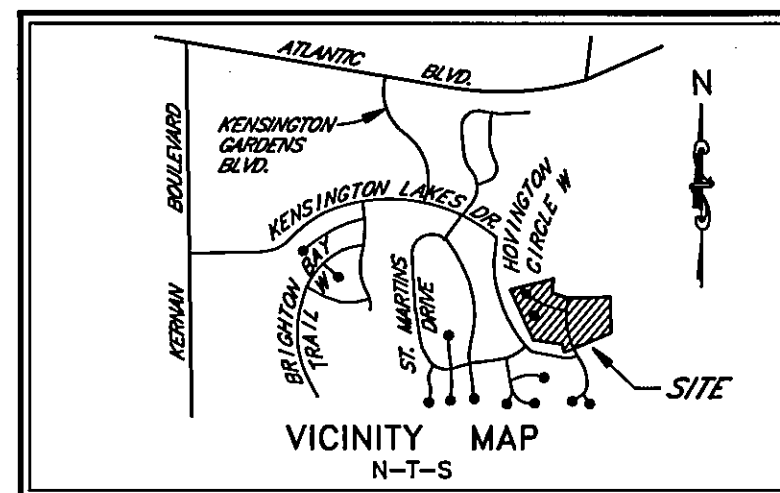


NOTES:

- ① DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- (R) DENOTES RADIAL LINE, WHEN SO INDICATED
- BEARINGS SHOWN HEREON PROJECTED FROM BEARING CALL OF S 01°00'47"E ALONG THE EASTERLY LINE OF SECTION 27.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED.
- CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL 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 SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
- ALL RADII SHOWN ARE 25 FEET, UNLESS OTHERWISE INDICATED.



DIMENSION TABLE	
4" 10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
7" 5'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
4" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
7" 10'	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



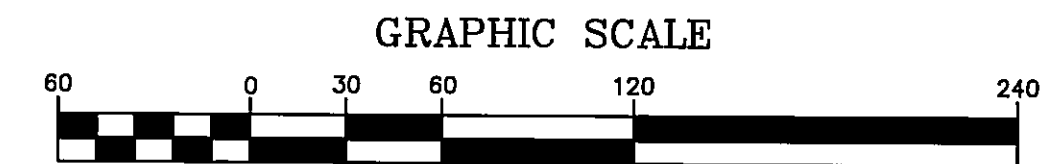
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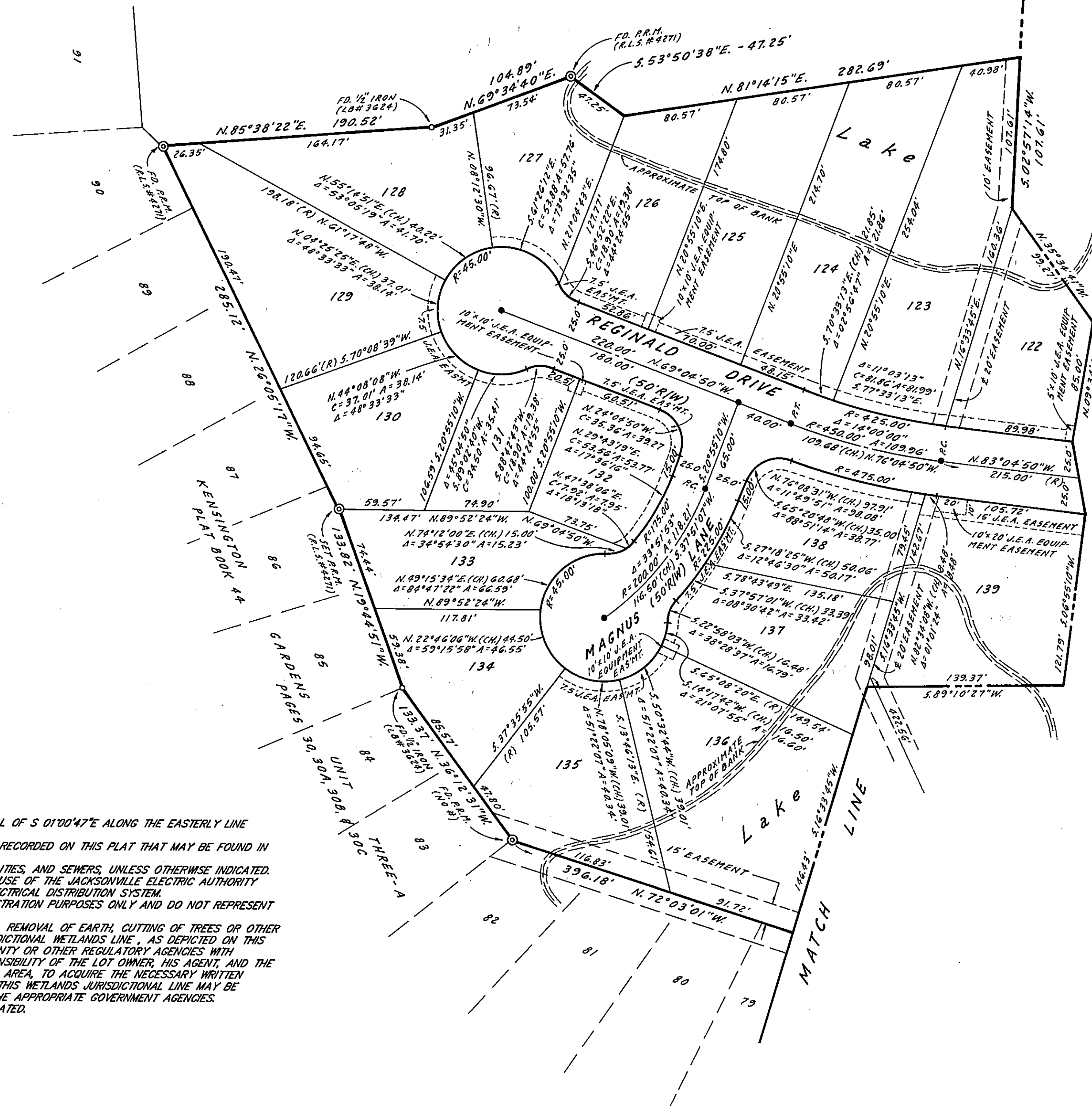
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SECTION 22 TOWNSHIP 2 SOUTH RANGE 28 EAST



SEE PAGE No 2

NOTES:

1. \odot DENOTES PERMANENT REFERENCE MONUMENT
2. \bullet 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.
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10. ALL RADII SHOWN ARE 25 FEET, UNLESS OTHERWISE INDICATED.

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