

# KENSINGTON GARDENS UNIT 3G

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA  
PART OF SECTION 22 T-2-S R-28-E

PLAT BOOK 48 PAGE 38

PAGE 1 OF 3 PAGES

### CAPTION

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 22; THENCE NORTH 00°04'39" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 22, A DISTANCE OF 189.68 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THIS DESCRIBED, THENCE NORTH 89°55'21" WEST, DEPARTING THE AFOREMENTIONED EASTERLY LINE OF SECTION 22, A DISTANCE OF 496.63 FEET; THENCE SOUTH 83°19'16" WEST, A DISTANCE OF 52.08 FEET; THENCE NORTH 80°25'20" WEST, A DISTANCE OF 170.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF KENSINGTON GARDENS UNIT 3B, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGES 45, 45A, AND 45B, OF THE CURRENT PUBLIC RECORDS OF THE AFOREMENTIONED DUVAL COUNTY; THENCE NORTH 02°57'14" EAST, ALONG SAID EASTERLY BOUNDARY OF KENSINGTON GARDENS UNIT 3B AND SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 388.41 FEET TO AN ANGLE POINT IN SAID EASTERLY BOUNDARY OF KENSINGTON GARDENS UNIT 3B; THENCE ALONG AND WITH THE BOUNDARY OF SAID KENSINGTON GARDENS UNIT 3B THE FOLLOWING COURSES: NORTH 06°07'16" WEST, A DISTANCE OF 194.78 FEET; THENCE NORTH 42°18'32" WEST, A DISTANCE OF 178.72 FEET; THENCE NORTH 21°34'53" WEST, A DISTANCE OF 113.29 FEET; THENCE NORTH 11°12'23" WEST, A DISTANCE OF 147.60 FEET; THENCE NORTH 39°57'06" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 42°18'32" WEST, A DISTANCE OF 110.89 FEET; THENCE SOUTH 47°49'40" WEST, A DISTANCE OF 176.78 FEET TO THE MOST EASTERLY CORNER OF KENSINGTON GARDENS UNIT 3E, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGES 2 AND 2A, CURRENT PUBLIC RECORDS, SAID COUNTY; THENCE ALONG AND WITH THE BOUNDARY OF SAID KENSINGTON GARDENS UNIT 3E THE FOLLOWING COURSES: NORTH 42°10'20" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 47°49'40" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 42°10'20" WEST, A DISTANCE OF 100.00 FEET TO THE MOST NORTHERLY CORNER OF SAID KENSINGTON GARDENS UNIT 3E; THENCE NORTH 47°49'40" EAST, A DISTANCE OF 331.43 FEET; THENCE NORTH 89°12'04" EAST, A DISTANCE OF 260.62 FEET; THENCE SOUTH 60°59'58" EAST, A DISTANCE OF 164.99 FEET; THENCE SOUTH 29°52'09" EAST, A DISTANCE OF 208.51 FEET; THENCE SOUTH 89°55'19" EAST, A DISTANCE OF 634.67 FEET TO A POINT IN THE AFOREMENTIONED EASTERLY LINE OF SECTION 22; THENCE SOUTH 00°04'39" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1065.37 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 22.33 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. 93-1280-607 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND ACCEPTED BY ITS MAYOR ON THIS 26th DAY OF August, A.D., 1993.

Juan E. Mearns  
Director of Public Works

Date 9/12/93

### CLERK'S CERTIFICATE 93-0122543

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 48, PAGES 38, 38A, 38B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 22nd DAY OF September, A.D., 1993.

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

H. C. Calomus  
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 22nd DAY OF July, A.D., 1993.

Douglas Edwards  
Witness

ARP  
Witness

MORTGAGEE: FIRST UNION NATIONAL BANK OF FLORIDA  
BY Michael J. Zambetti, Jr.  
Vice President

### STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, A.D., 1993, BY MICHAEL J. ZAMBETTI, JR., VICE PRES, 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 CC 154394

PAMELA CLOWERS  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires Oct. 22, 1995  
Commission No. CC154396  
Bonded thru Patterson-Becht Agency

Pamela Clowers  
Notary Public, State of Florida at Large  
NAME: PAMELA CLOWERS

### ADOPTION AND DEDICATION

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

THOSE EASEMENTS DESIGNATED AS "I.E.A. EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL 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 ADJUTING PROPERTY OWNERS OF 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 HEREOF, 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 HEREOF. 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 28 DAY OF JULY, A.D., 1993.

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

Elindore C. Cox  
Witness ELINDORE C. COX

Deborah Dunbar  
Witness DEBORAH DUNBAR

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 22 DAY OF July, 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 5/25/97

COMMISSION NUMBER CC 289691



DEBORAH H DUNBAR  
My Commission CC289691  
Expires May 25, 1997  
Bonded by ANS  
800-852-5878

Deborah Dunbar  
Notary Public, State of Florida at Large  
NAME: Deborah Dunbar

### 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 21st DAY OF JULY, A.D., 1993.

Roy 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 32246 (904) 642-8550

# KENSINGTON GARDENS UNIT 3G

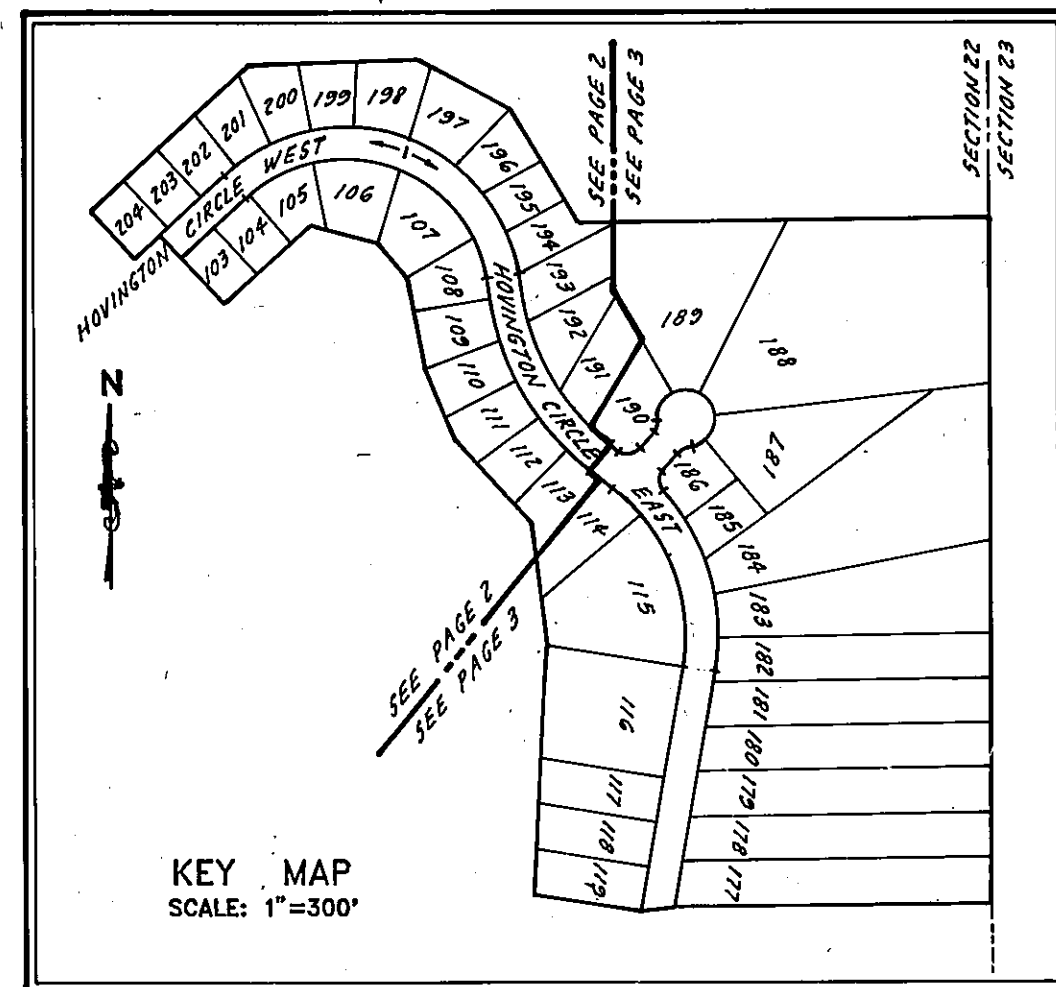
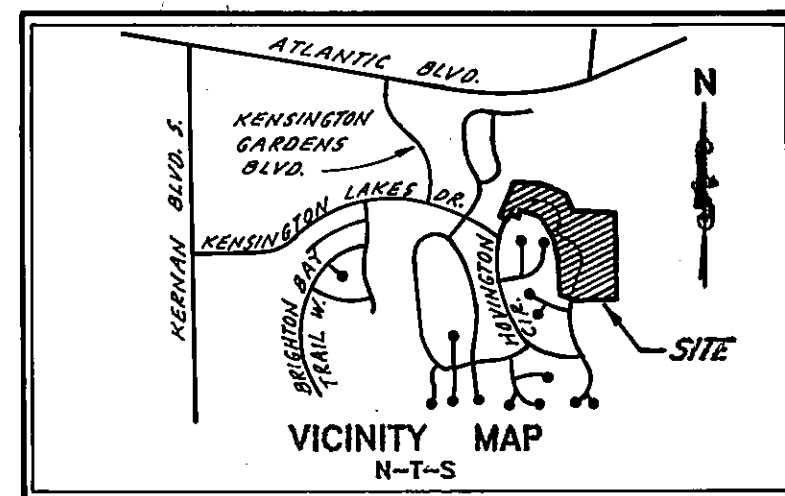
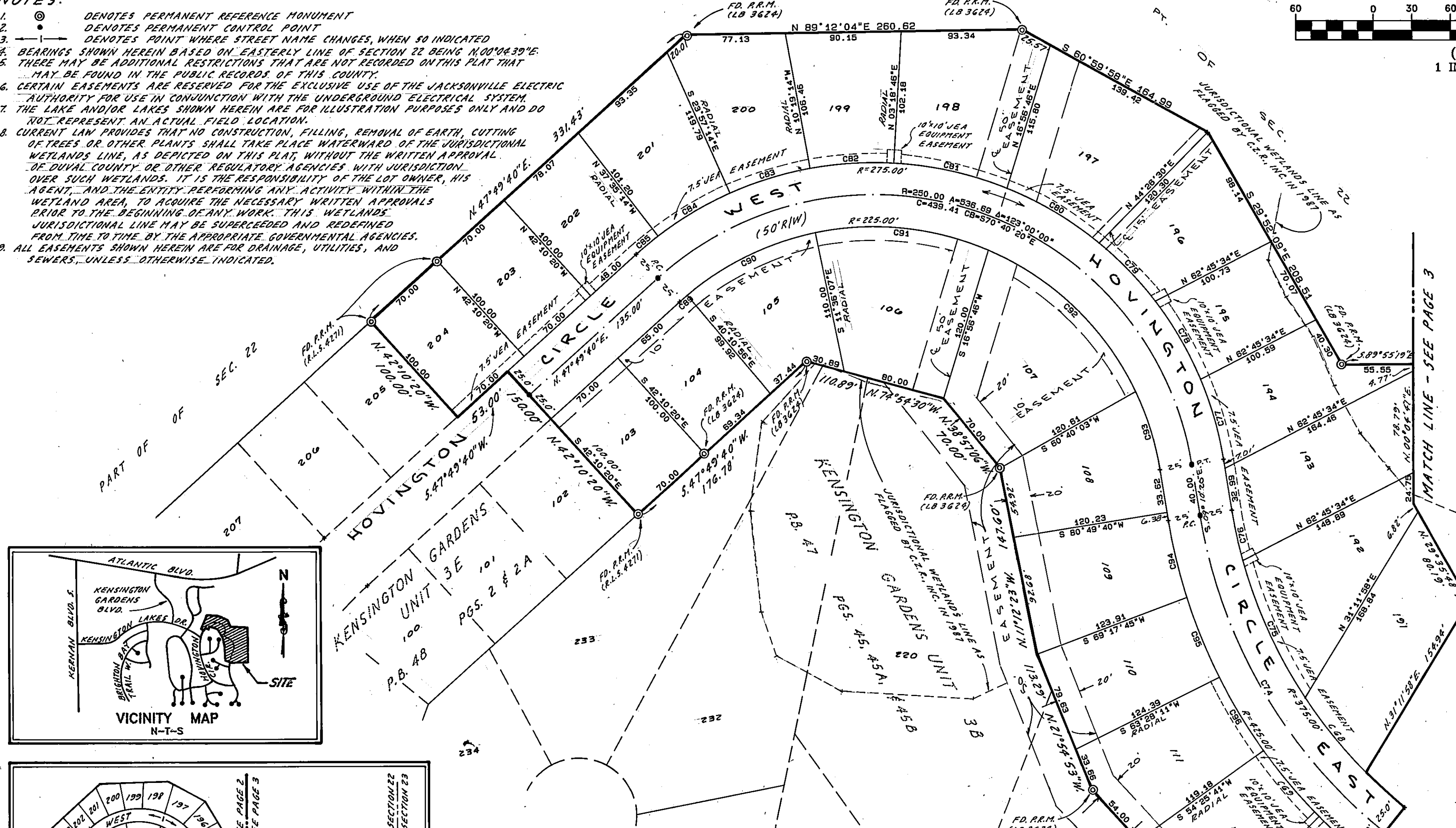
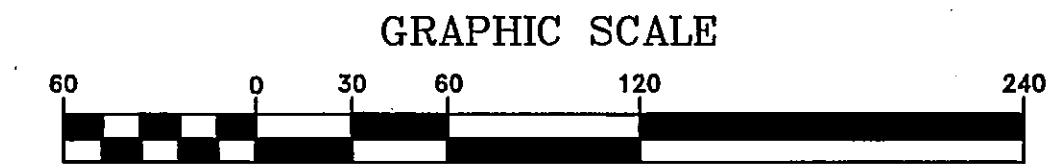
CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA  
PART OF SECTION 22 T-2-S R-28-E

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**NOTES:**

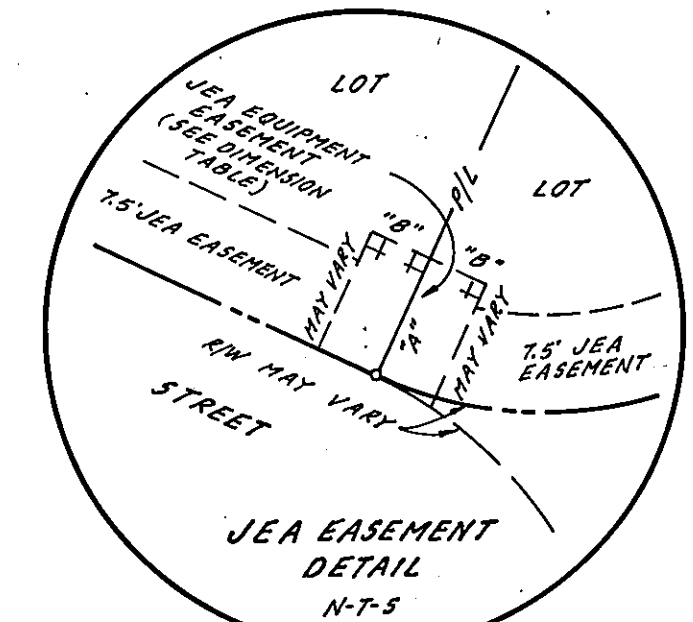
1. DENOTES PERMANENT REFERENCE MONUMENT
2. DENOTES PERMANENT CONTROL POINT
3. DENOTES POINT WHERE STREET NAME CHANGES, WHEN SO INDICATED
4. BEARINGS SHOWN HEREIN BASED ON EASTERLY LINE OF SECTION 22 BEING N00°04'39"E.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL SYSTEM.
7. THE LAKE AND/OR LAKES SHOWN HEREIN ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL FIELD LOCATION.
8. 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 GOVERNMENTAL AGENCIES.
9. ALL EASEMENTS SHOWN HEREIN ARE FOR DRAINAGE, UTILITIES, AND SEWERS, UNLESS OTHERWISE INDICATED.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
68	11°23'15"	375.00	74.53	37.39	74.41	N 38°58'50"W
69	9°02'31"	425.00	67.07	33.60	67.00	S 40°05'35"E
70	6°18'30"	425.00	46.79	23.42	46.77	S 47°46'05"E
74	41°45'00"	400.00	291.47	152.55	285.06	S 30°02'50"E
75	18°00'01"	375.00	117.81	59.40	117.33	N 24°17'12"W
76	6°05'52"	375.00	40.02	20.03	40.00	N 12°13'48"W
77	13°29'22"	275.00	64.74	32.52	64.59	N 15°55'01"W
78	14°38'27"	275.00	70.27	35.33	70.08	N 29°58'55"W
79	13°07'24"	275.00	62.99	31.63	62.85	N 43°51'51"W
80	17°24'44"	275.00	83.57	42.11	83.25	N 59°07'55"W
81	18°50'57"	275.00	90.47	45.65	90.06	N 77°15'46"W
82	13°38'00"	275.00	65.44	32.87	65.28	S 86°29'46"W
83	13°38'00"	275.00	65.44	32.87	65.28	S 72°51'46"W
84	13°38'00"	275.00	65.44	32.87	65.28	S 59°13'46"W
85	4°35'06"	275.00	22.01	11.01	22.00	S 50°07'13"W
89	1°59'23"	225.00	7.81	3.91	7.81	N 48°49'22"E
90	28°34'49"	225.00	112.23	57.31	111.07	N 64°06'28"E
91	34°55'39"	225.00	137.16	70.79	135.05	S 84°08'18"E
92	41°17'09"	225.00	162.13	84.76	158.84	S 46°01'54"E
93	16°12'59"	225.00	63.68	32.06	63.47	S 17°16'49"E
94	8°18'58"	425.00	61.69	30.90	61.63	S 13°19'49"E
95	9°02'31"	425.00	67.07	33.60	67.00	S 22°00'33"E
96	9°02'31"	425.00	67.07	33.60	67.00	S 31°03'04"E

**DIMENSION TABLE**

14' 10"	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
19' 5"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
14' 10"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT
19' 10"	TYPICAL 10'x20' JEA EQUIPMENT EASEMENT



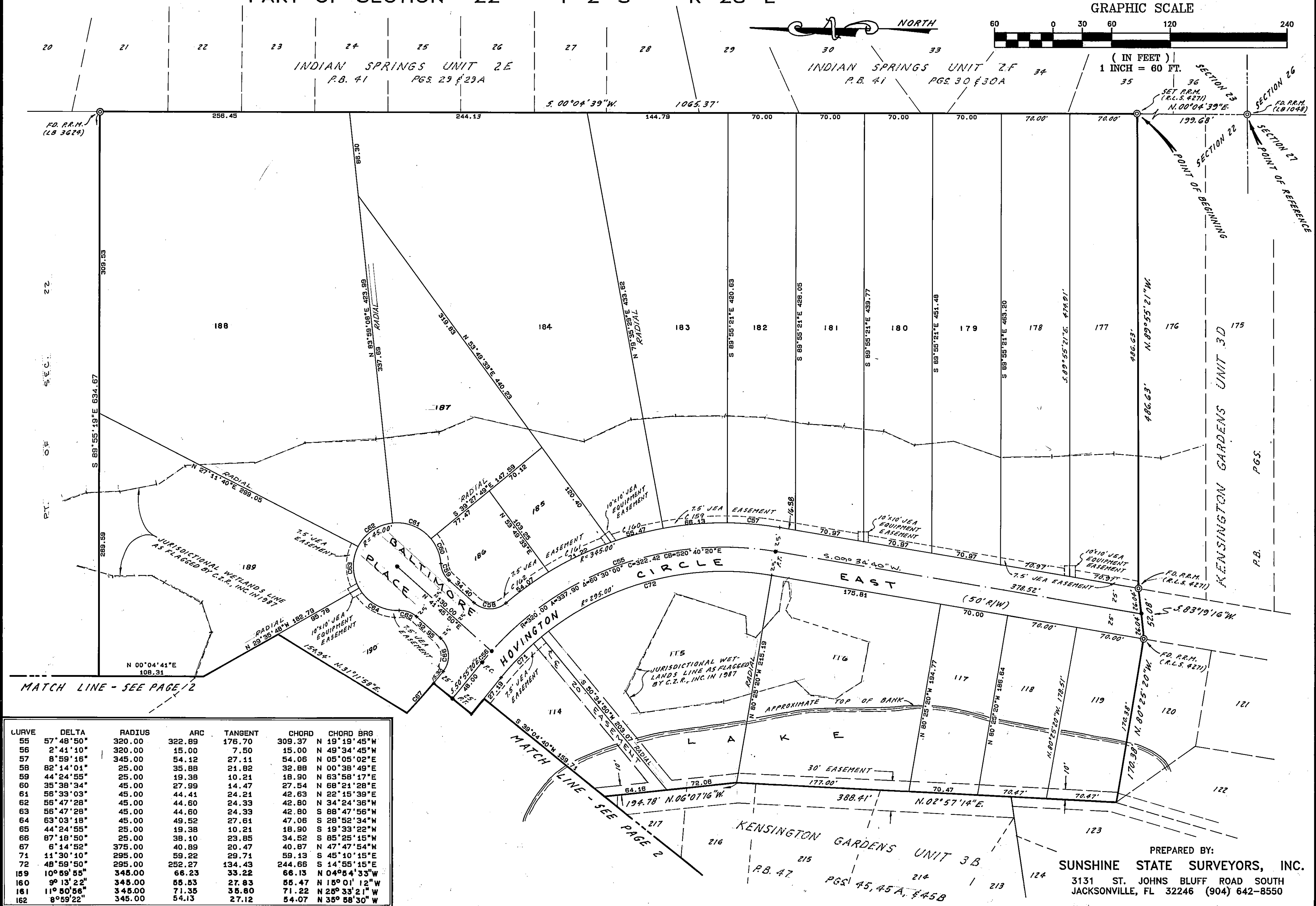
PREPARED BY:  
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JACKSONVILLE, FL 32246 (904) 642-8550

# KENSINGTON GARDENS UNIT 3G

CITY OF JACKSONVILLE DUVAL COUNTY FLORIDA  
PART OF SECTION 22 T-2-S R-28-E

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CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
55	57°48'50"	320.00	322.89	176.70	309.37	N 19°19'45"W
56	2°41'10"	320.00	15.00	7.50	15.00	N 49°34'45"E
57	8°59'16"	345.00	27.11	54.12	54.06	N 05°05'02"E
58	82°14'01"	25.00	35.88	21.82	32.88	N 00°38'49"E
59	44°24'55"	25.00	19.38	10.21	18.90	N 63°58'17"E
60	35°38'34"	45.00	27.99	14.47	27.54	N 68°21'28"E
61	56°33'03"	45.00	44.41	24.21	42.63	N 22°15'39"E
62	56°47'28"	45.00	44.60	24.33	42.80	N 34°24'36"W
63	56°47'28"	45.00	44.60	24.33	42.80	S 88°47'56"W
64	63°03'18"	45.00	49.52	27.61	47.06	S 28°52'34"W
65	44°24'55"	25.00	19.38	10.21	18.90	S 19°33'22"W
66	87°18'50"	25.00	38.10	23.85	34.52	S 85°25'15"W
67	6°14'52"	375.00	40.89	20.47	40.87	N 47°47'54"W
71	11°30'10"	295.00	59.22	29.71	59.13	S 45°10'15"E
72	48°59'50"	295.00	252.27	134.43	244.66	S 14°55'15"E
159	10°59'55"	345.00	66.23	33.22	66.13	N 04°54'33"W
160	9°13'22"	345.00	55.53	27.83	55.47	N 15°01'12"W
161	11°50'56"	345.00	71.35	35.80	71.22	N 25°33'21"W
162	8°59'22"	345.00	54.13	27.12	54.07	N 35°58'30"W

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