

KENSINGTON GARDENS UNIT FIVE-B

BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 97

SHEET 1 OF 5 SHEETS.

CAPTION

A portion of Section 22, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the most Northwesterly corner of Kensington Gardens Unit One as recorded in Plat Book 41, Pages 7, 7A, and 7B of the Current Public Records of said Duval County, Florida, said Northwesterly corner lying in a curve concave Southwesterly and having a radius of 25.00 feet, said point also being situate in Westerly right of way line of Kensington Gardens Boulevard (a 120 foot right of way) as shown on the said plat of Kensington Gardens Unit One; thence Southerly along and around the arc of said curve and along last said line, 39.27 feet, said arc being subtended by a chord bearing and distance of South 35°55'14" East, 35.36 feet to the Point of Tangency of said curve; thence South 09°04'46" West and continuing along last said line, 85.00 feet to the Point of Curvature of a curve concave Easterly and having a radius of 560.00 feet; thence along and around the arc of said curve and continuing along last said line, 218.05 feet, said arc being subtended by a chord bearing and distance of South 02°04'31" East, 216.68 feet to the POINT OF BEGINNING; thence continue along and around the arc of said curve and along last said line, 397.70 feet, said arc being subtended by a chord bearing and distance of South 33°34'31" East, 395.40 feet to the Point of Tangency of said curve; thence South 33°55'14" East and continuing along last said line, 140.00 feet to the Point of Curvature of a curve concave Westerly and having a radius of 590.00 feet; thence along and around the arc of said curve and continuing along last said line, 679.63 feet, said arc being subtended by a chord bearing and distance of South 20°55'14" East, 642.87 feet to the Point of Tangency of said curve; thence South 12°04'46" West and continuing along last said line, 77.63 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 25.00 feet; thence along and around the arc of said curve and continuing along last said line, 37.72 feet, said arc being subtended by a chord bearing and distance of South 55°21'26" West, 34.24 feet to a point of reverse curvature of a curve concave Southerly and having a radius of 105.00 feet, said point being situate in the Northerly right of way line of Kensington Lakes Drive (a 100 foot right of way as now established); thence along and around the arc of said curve and along last said line, 333.53 feet, said arc being subtended by a chord bearing and distance of North 88°32'33" West, 332.59 feet to the Point of Tangency of said curve; thence South 84°22'47" West and continuing along last said line, 300.00 feet to the Point of Curvature of a curve concave Southerly and having a radius of 1650.00 feet; thence along and around the arc of said curve, 739.16 feet, said arc being subtended by a chord bearing and distance of South 71°32'46" West, 732.99 feet; to a point of reverse curvature of a curve concave Northerly and having a radius of 25.00 feet; thence along and around the arc of said curve, 38.15 feet, said arc being subtended by a chord bearing and distance of North 77°34'14" West, 34.55 feet to the Point of Tangency of said curve; thence North 33°51'13" West, 111.68 feet to the Point of Curvature of a curve concave Northeasterly and having a radius of 2850.00 feet; thence along and around the arc of said curve, 400.55 feet, said arc being subtended by a chord bearing and distance of North 29°21'13" West, 400.14 feet; thence North 65°08'47" East, 200.00 feet; thence North 39°08'47" East, 460.00 feet; thence North 53°38'42" East, 786.04 feet to the POINT OF BEGINNING.

Containing 28.1656 acres, more or less.

CLERK'S CERTIFICATE 94-0061382

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 48, Pages 97 and 97B of the Public Records of Duval County, Florida, this 26th day of APRIL, A.D., 1994.

By: Henry Cook Clerk of the Circuit Court
By: H. Y. Odeon Deputy Clerk

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 94-211-98 of said City, adopted by its Council and approved by the Mayor, this 29th day of March, A.D., 1994.

By: James E. Manna Director of Public Works
Date: 3/30/94

ADOPTION AND DEDICATION

This is to certify that A.E.E. Development, Inc., a Florida Corporation, Atlantic Builders, Inc., a Florida Corporation and Mercedes Homes, Inc., a Florida Corporation, are the lawful owners of the lands described in the Caption hereon known as Kensington Gardens Unit Five-B having caused the same to be surveyed and subdivided. Barnett Bank of Jacksonville, a National Banking Association, American National Bank of Florida, a National Banking Association and Sunbank, a National Banking Association, are the holders of mortgages on said lands, and this plat is being made in accordance with said survey and is hereby adopted as a true and correct plat of those lands. All rights of way and easements for drainage and sewers shown hereon are hereby irrevocable and without reservation dedicated to the City of Jacksonville, its successors and assigns. The private drainage easements shown shall remain privately owned and the sole and exclusive property of the Developer and its successors and assigns. Those easements designated as "J.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 system.

In witness whereof the undersigned have caused these presents to be executed this 26th day of January, A.D., 1994.

A.E.E. DEVELOPMENT, INC., A FLORIDA CORPORATION

Witness: H. Thomas Rodgers, III By: Scott J. McCaleb
H. Thomas Rodgers, III Scott L. McCaleb, Vice President of A.E.E. Development, Inc., a Florida Corporation.

Witness: Anne C. Santarone
Anne C. Santarone

BARNETT BANK OF JACKSONVILLE, N.A.

Witness: H. Thomas Rodgers, III By: Michael P. Blevins
H. Thomas Rodgers, III Michael P. Blevins, Vice President of Barnett Bank of Jacksonville, N.A.

Witness: Wanda Budher
Wanda Budher

ATLANTIC BUILDERS, INC.

Witness: Corinne Church By: John B. Towers
Corinne Church John B. Towers, II's Vice President

Witness: H. Thomas Rodgers, III
H. Thomas Rodgers, III

AMERICAN NATIONAL BANK OF FLORIDA

Witness: H. Thomas Rodgers, III By: Stephen C. Meadows
H. Thomas Rodgers, III Stephen C. Meadows, II's Vice President

Witness: Cynthia L. Barnette
Cynthia L. Barnette

MERCEDES HOMES, INC.

Witness: H. Thomas Rodgers, III By: Anthony M. Raso
H. Thomas Rodgers, III Anthony M. Raso, II's Vice President

Witness: Lisa A. Stephens
Lisa A. Stephens

SUNBANK, N.A.

Witness: Anthony M. Raso By: Paul Garland
Anthony M. Raso Paul Garland, Vice President

Witness: Lisa A. Stephens
Lisa A. Stephens

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of January, A.D., 1994, by Paul Garland, Vice President of Sunbank, personally known to me or has produced DRIVERS LICENSE as identification and who has taken an oath on behalf of the corporation.

By: Lisa A. Stephens
Notary Public, State of Florida at Large
My Commission Expires: 12-25-95
LISA A. STEPHENS
My Comm. Exp. 12-25-95
Bonded By Service Ins. Co.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of January, A.D., 1994, by John B. Towers, Vice President of Atlantic Builders, personally known to me or has produced as identification and who has taken an oath on behalf of the corporation.

By: Corinne Church
Notary Public, State of Florida at Large
My Commission Expires: 12-25-95

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of January, A.D., 1994, by Scott L. McCaleb, Vice President of A.E.E. Development, Inc., a Florida Corporation, personally known to me or has produced as identification and who has taken an oath on behalf of the corporation.

By: Anne C. Santarone
Notary Public, State of Florida at Large
My Commission Expires: 12-25-95
ANNE C. SANTARONE
MY COMMISSION # CC 310784
EXPIRES: September 15, 1997
Bonded thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of January, A.D., 1994, by Michael P. Blevins, Vice President of Barnett Bank of Jacksonville, N.A. personally known to me or has produced as identification and who has taken an oath on behalf of the corporation.

By: Wanda Budher
Notary Public, State of Florida at Large
My Commission Expires: 12-27-1994
WANDA BUDHER
MY COMMISSION # CC 310784
EXPIRES: September 15, 1997
Bonded thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of January, A.D., 1994, by Anthony M. Raso, Vice President of Mercedes Homes, personally known to me or has produced as identification and who has taken an oath on behalf of the corporation.

By: Lisa A. Stephens
Notary Public, State of Florida at Large
My Commission Expires: 12-25-95
LISA A. STEPHENS
My Comm. Exp. 12-25-95
Bonded By Service Ins. Co.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of January, A.D., 1994, by Stephen C. Meadows, Vice President of American Natl Bank, personally known to me or has produced as identification and who has taken an oath on behalf of the corporation.

By: Brenda R. Houston
Notary Public, State of Florida at Large
My Commission Expires: 12-25-95
BRENDA R. HOUSTON
MY COMMISSION # CC 310784
EXPIRES: September 15, 1997
Bonded thru Notary Public Underwriters

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 in accordance with the laws of the State of Florida, and the City of Jacksonville, Florida.

Signed and sealed this 29th day of January, A.D., 1994.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
670 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
(904) 721-1226

KENSINGTON GARDENS UNIT FIVE-B

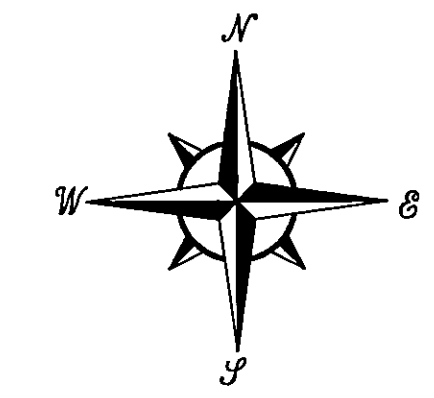
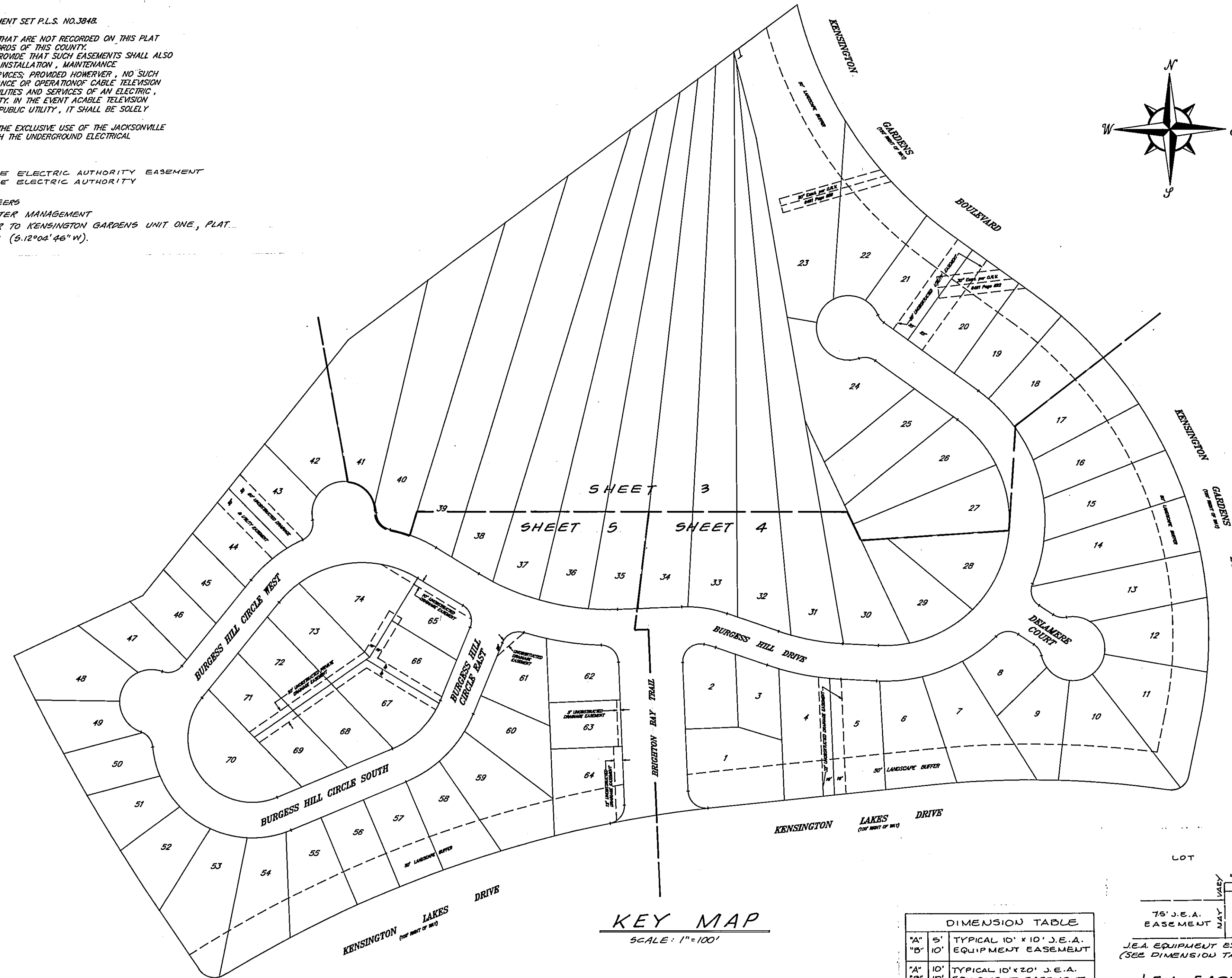
BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 97A

SHEET 2 OF 5 SHEETS.

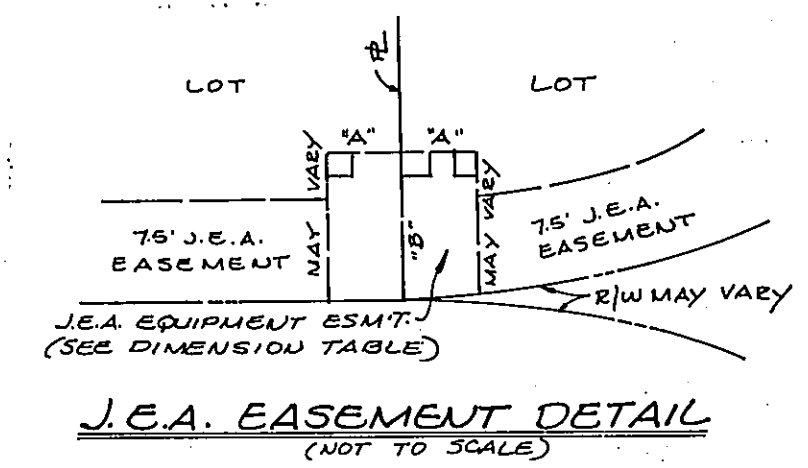
NOTES:

1. © DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO.3848.
2. O DENOTES PERMANENT CONTROL POINT.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
5. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. P.C. DENOTES POINT OF CURVE.
7. P.T. DENOTES POINT OF TANGENCY.
8. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
9. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
10. A.C.O.E. ~ ARMY CORPS OF ENGINEERS.
11. S.J.R.W.M.D. ~ ST. JOHNS RIVER WATER MANAGEMENT.
12. BEARINGS SHOWN HEREON REFER TO KENSINGTON GARDENS UNIT ONE, PLAT BOOK 44, PAGES 7, 7A AND 7B (S.12°04'46"W).



KEY MAP
SCALE: 1"=100'

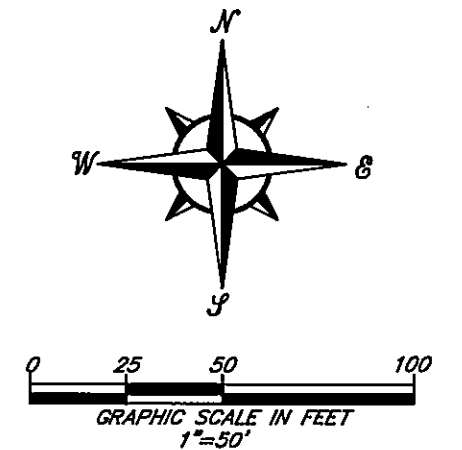
DIMENSION TABLE		
"A"	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
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JACKSONVILLE, FLORIDA 32216
(904) 721-1226

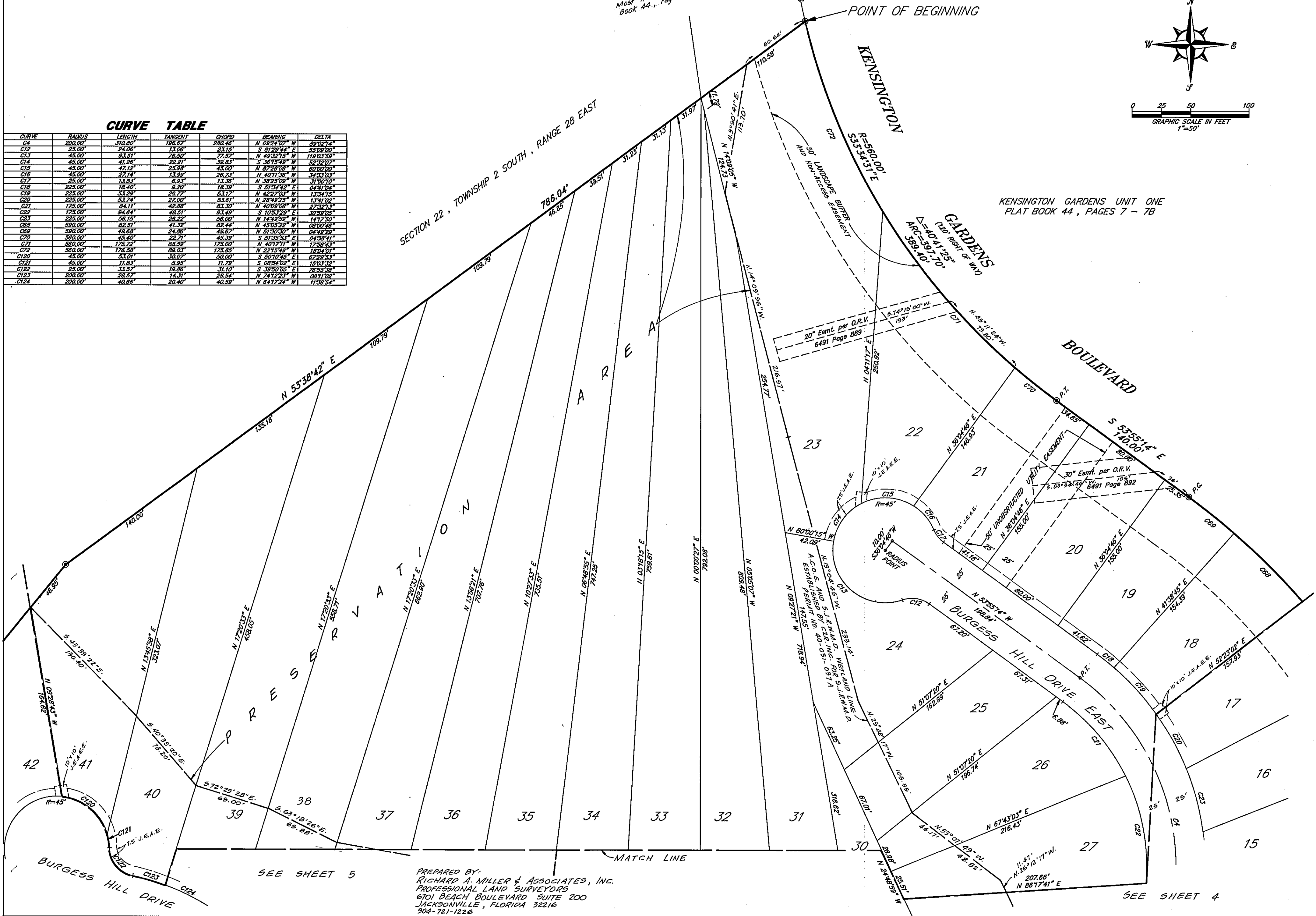
KENSINGTON GARDENS UNIT FIVE-B

BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	200.00'	310.80'	196.87'	280.46'	N 09°24'07" W	89°27'24"
C12	25.00'	24.06'	13.06'	23.15'	S 81°29'44" E	53°03'02"
C13	45.00'	43.51'	22.21'	38.83'	N 49°32'15" W	110°11'59"
C14	45.00'	41.26'	22.21'	38.83'	S 36°15'49" W	52°32'02"
C15	45.00'	42.12'	22.38'	43.00'	N 87°28'08" W	60°00'00"
C16	45.00'	22.14'	13.92'	26.51'	N 40°11'56" W	34°33'03"
C17	25.00'	13.53'	6.93'	13.36'	N 36°25'09" W	31°00'10"
C18	225.00'	18.40'	8.20'	18.39'	S 51°34'42" E	04°31'04"
C19	225.00'	33.29'	26.77'	33.77'	N 42°27'03" E	11°34'15"
C20	225.00'	33.74'	27.00'	33.61'	N 28°49'25" W	134°10'00"
C21	175.00'	84.11'	42.88'	83.30'	N 40°09'08" W	27°12'13"
C22	175.00'	84.84'	48.51'	83.49'	S 10°53'29" E	30°59'02"
C23	225.00'	28.15'	13.92'	26.51'	N 14°49'09" W	147°15'30"
C24	550.00'	82.51'	41.32'	82.44'	N 45°05'22" W	08°00'46"
C25	550.00'	49.68'	24.86'	48.67'	N 51°10'10" W	04°42'28"
C26	550.00'	45.40'	22.71'	45.39'	S 51°35'53" E	04°38'41"
C27	360.00'	175.25'	88.59'	175.00'	N 40°11'51" W	128°43'11"
C28	360.00'	176.58'	89.03'	176.85'	N 22°15'49" W	18°04'01"
C120	45.00'	43.07'	22.71'	43.00'	S 50°10'45" E	67°22'53"
C121	45.00'	11.83'	5.95'	11.79'	S 08°54'02" E	15°03'33"
C122	25.00'	13.52'	6.93'	13.10'	S 39°50'05" E	75°55'38"
C123	200.00'	28.57'	14.31'	28.54'	N 74°12'23" W	08°11'02"
C124	200.00'	40.66'	20.40'	40.59'	N 64°17'24" W	11°38'54"



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SEE SHEET 5

SEE SHEET 4

KENSINGTON GARDENS UNIT

BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

FIVE-B

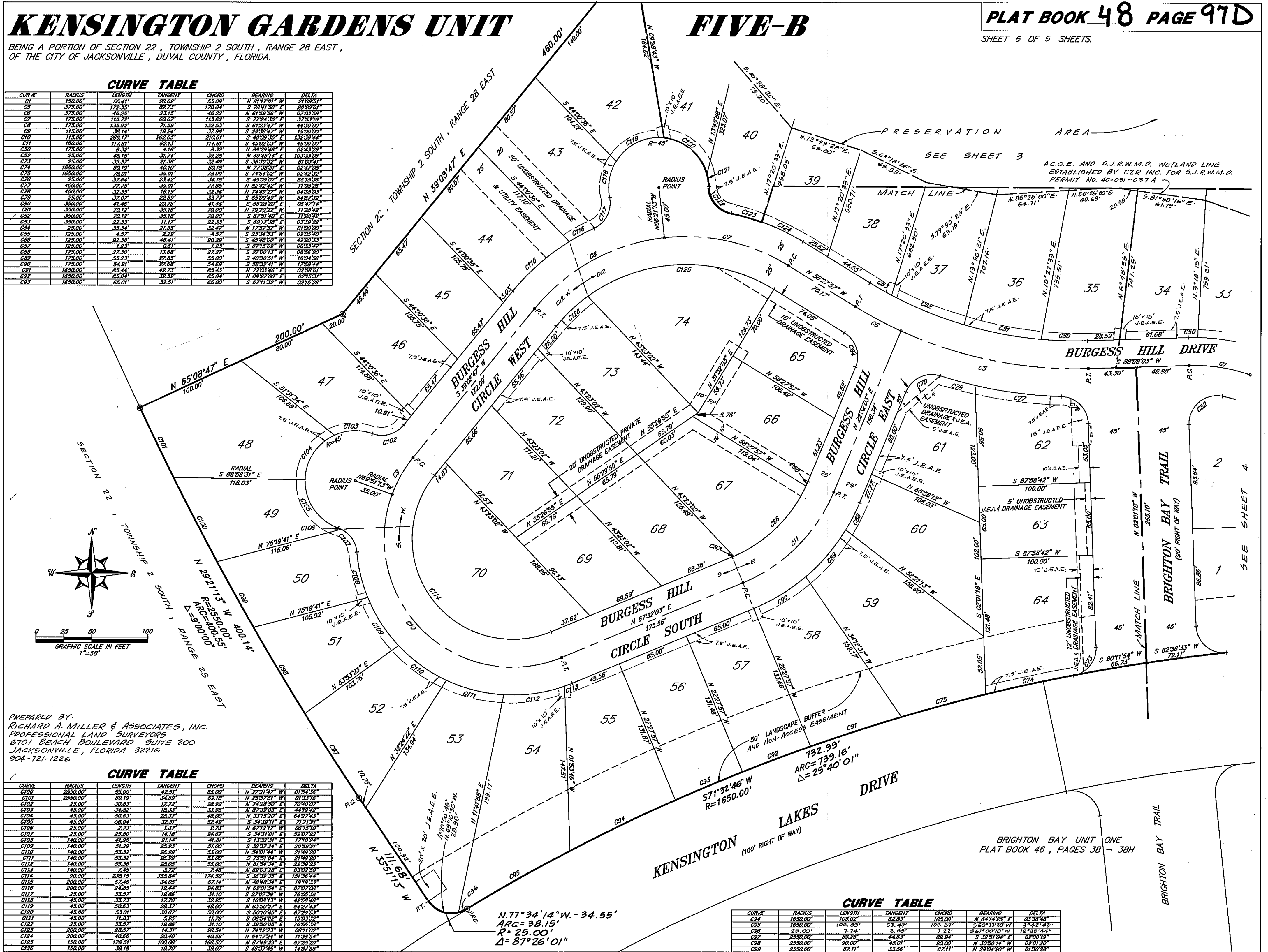
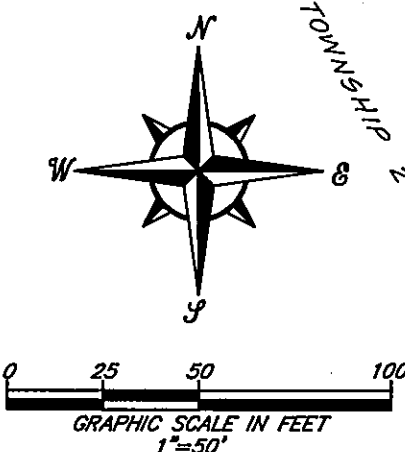
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00	55.41	28.02	55.41	N 87°17'01" W	37°59'51"
C2	375.00	122.35	67.73	122.35	S 78°41'56" E	26°50'01"
C3	375.00	46.25	23.15	46.25	N 61°59'56" W	07°13'59"
C4	175.00	115.22	68.07	115.22	S 77°24'35" E	37°53'16"
C5	125.00	135.92	71.99	132.51	S 61°21'51" W	49°30'00"
C6	115.00	38.14	18.24	37.96	S 29°36'47" W	19°00'00"
C10	115.00	266.17	262.05	210.61	S 48°09'35" E	132°36'44"
C11	150.00	112.61	62.13	114.91	S 45°02'03" W	45°00'00"
C20	125.00	6.36	4.16	6.36	N 88°29'46" E	0°00'00"
C22	25.00	45.18	21.36	39.28	N 49°45'14" E	103°33'06"
C73	25.00	35.37	21.36	32.49	S 36°30'32" W	81°03'41"
C74	1650.00	82.18	40.10	80.18	N 72°39'51" E	02°34'26"
C75	1650.00	78.01	38.01	78.00	S 74°54'02" E	02°42'32"
C76	25.00	37.64	23.42	34.18	S 45°09'07" E	86°15'36"
C77	400.00	77.28	39.01	77.85	N 82°44'44" W	11°06'26"
C78	400.00	35.35	18.19	35.94	N 74°48'27" W	04°33'00"
C79	25.00	37.07	22.89	33.77	S 65°00'48" W	84°57'39"
C80	350.00	41.46	20.75	41.44	S 88°28'20" E	04°47'14"
C81	350.00	73.12	35.18	70.07	N 79°20'25" W	11°34'44"
C82	350.00	70.12	35.18	70.00	S 67°51'40" E	11°28'42"
C83	350.00	22.33	11.17	22.33	S 60°17'38" E	03°39'22"
C84	25.00	35.34	21.35	32.47	N 17°35'15" W	81°00'00"
C85	125.00	4.57	2.29	4.57	S 21°34'51" W	02°05'40"
C86	125.00	92.36	48.41	90.29	S 45°48'00" W	42°20'33"
C87	125.00	1.23	0.61	1.23	S 67°15'09" W	00°33'47"
C88	125.00	27.30	13.89	27.37	S 21°00'13" W	08°58'37"
C89	125.00	55.23	27.85	55.00	S 40°00'51" W	16°04'56"
C90	125.00	54.91	27.88	54.69	S 58°32'41" W	17°58'44"
C91	1650.00	85.44	42.73	85.43	N 21°03'48" E	02°58'07"
C92	1650.00	85.04	42.52	85.04	N 69°22'04" E	02°58'07"
C93	1650.00	65.01	32.51	65.00	S 67°11'52" W	02°15'26"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C100	85.00	29.50	14.75	29.50	N 27°21'47" W	01°54'36"
C101	250.00	65.19	32.59	65.19	N 29°33'51" W	01°33'16"
C102	25.00	35.13	17.56	35.92	N 74°28'20" E	02°40'00"
C103	45.00	34.82	18.33	33.85	N 87°39'03" E	44°19'42"
C104	45.00	50.63	28.37	48.00	N 33°15'20" E	84°27'43"
C105	140.00	58.04	32.31	52.00	S 34°39'11" E	72°12'21"
C106	25.00	2.73	1.37	2.73	N 67°12'17" W	06°15'10"
C107	25.00	25.80	14.18	24.67	S 34°31'01" E	59°07'22"
C108	140.00	41.98	21.14	41.91	S 13°32'51" E	17°10'24"
C109	140.00	51.28	25.64	51.00	S 35°17'24" E	20°58'21"
C110	140.00	51.35	26.99	51.00	N 54°01'44" W	21°48'20"
C111	140.00	51.32	26.99	51.00	S 79°51'04" E	21°48'20"
C112	140.00	55.38	28.05	55.00	N 81°54'04" E	22°19'23"
C113	140.00	7.45	3.72	7.45	N 89°03'28" E	03°02'50"
C114	90.00	238.15	355.84	174.50	S 36°39'35" E	151°36'44"
C115	200.00	62.46	34.05	62.14	N 48°48'54" E	19°19'53"
C116	200.00	24.83	12.41	24.83	N 84°10'54" E	02°10'28"
C117	25.00	33.57	18.86	31.10	S 27°07'39" W	76°53'36"
C118	45.00	33.73	17.70	32.85	S 10°08'13" W	42°58'46"
C119	45.00	58.63	28.13	58.00	N 83°50'27" E	64°23'43"
C120	45.00	51.01	26.07	50.00	S 50°10'45" E	67°29'53"
C121	45.00	11.83	5.95	11.79	S 08°54'02" E	15°03'32"
C122	45.00	31.59	15.86	31.10	S 39°50'06" E	76°35'36"
C123	200.00	28.67	14.37	28.84	N 74°12'51" W	08°11'02"
C124	200.00	40.66	20.40	40.59	N 64°17'24" W	11°38'54"
C125	150.00	176.51	100.08	168.50	N 87°49'21" E	67°25'20"
C126	150.00	38.18	19.70	38.07	S 46°37'45" W	14°57'56"

PREPARED BY:
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CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C94	1650.00	108.02	52.53	108.02	N 64°14'25" E	03°38'48"
C95	1650.00	106.89	53.47	106.87	S 60°39'39" W	3°42'43"
C96	24.00	3.63	1.81	3.63	S 67°00'10" W	16°33'54"
C97	250.00	88.25	44.83	88.24	S 32°51'24" E	02°00'19"
C98	250.00	90.00	45.01	90.00	N 30°50'14" W	02°01'20"
C99	250.00	87.11	43.58	87.11	N 29°04'20" W	01°50'28"

N.77°34'14"W - 34.55'
 ARC = 38.15°
 R = 25.00'
 Δ = 87°26'01"

BRIGHTON BAY UNIT ONE
 PLAT BOOK 46, PAGES 38 - 38H