

KENSINGTON GARDENS UNIT FIVE-A

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

CAPTION

A portion of Section 22, Township 2 South, Range 28 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeastern most corner of Ashmore Green Drive as shown on the plat of The Pines of Kensington Unit One as recorded in Plat Book 46, Pages 95 through 95D (inclusive) of the Current Public Records of said County; thence along the Southeastern and Southern boundary of said plat run the following twenty-eight courses and distances: Course No. 1: thence North 33°23'26" East, 46.74 feet to a Point of Curvature of a curve concave Southeastern and having a radius of 351.04 feet; Course No. 2: thence Northeastern along the arc of said curve, 46.63 feet, said arc being subtended by a chord bearing and distance of North 37°11'47" East, 46.60 feet to a point of compound curvature of a curve concave Southern and having a radius of 25.00 feet; Course No. 3: thence Easterly along the arc of said curve, 37.65 feet to the end of said curve, said arc being subtended by a chord bearing and distance of North 84°08'25" East, 34.19 feet; Course No. 4: thence North 42°59'56" East, 80.59 feet to a non-tangent intersection with a curve concave Northeastern and having a radius of 25.00 feet; Course No. 5: thence Northernly along the arc of said curve, 39.41 feet, said arc being subtended by a chord bearing and distance of North 10°18'25" West, 35.46 feet to a point of reverse curvature of a curve concave Northwestern and having a radius of 210.77 feet; Course No. 6: thence Northernly along the arc of said curve, 44.69 feet to the end of said curve, said arc being subtended by a chord bearing and distance of North 28°47'21" East, 44.60 feet; Course No. 7: thence South 87°17'21" East, 101.88 feet; Course No. 8: thence North 15°45'09" East, 150.73 feet; Course No. 9: thence North 54°00'44" East, 23.51 feet; Course No. 10: thence North 47°49'40" East, 114.74 feet; Course No. 11: thence North 31°51'19" East, 36.24 feet; Course No. 12: thence North 21°08'56" East, 38.17 feet; Course No. 13: thence North 13°15'39" East, 25.26 feet; Course No. 14: thence North 10°14'37" East, 12.03 feet; Course No. 15: thence North 05°21'50" East, 18.71 feet; Course No. 16: thence North 00°44'59" East, 24.44 feet; Course No. 17: thence North 07°26'19" West, 31.56 feet; Course No. 18: thence North 15°33'09" West, 38.56 feet; Course No. 19: thence North 25°39'28" West, 154.64 feet; Course No. 20: thence North 01°56'22" East, 325.27 feet; Course No. 21: thence South 88°03'38" East, 100.00 feet; Course No. 22: thence South 01°56'22" West, 10.57 feet; Course No. 23: thence South 88°59'44" East, 100.01 feet; Course No. 24: thence North 89°48'12" East, 103.18 feet; Course No. 25: thence North 86°50'20" East, 138.19 feet; Course No. 26: thence North 01°56'22" East, 102.25 feet to a non-tangent intersection with a curve concave Southwestern and having a radius of 55.00 feet; Course No. 27: thence Southeastern along the arc of said curve, 52.72 feet to the end of said curve, said arc being subtended by a chord bearing and distance of South 60°45'03" East, 59.37 feet; Course No. 28: thence North 60°26'33" East, 216.36 feet to the Kensington most corner of Lot 47 of said plat of the Pines of Kensington Unit One; thence departing said plat boundary South 62°53'48" East, 210.61 feet; thence South 11°30'46" East, 1161.32 feet; thence North 89°55'19" West, 274.05 feet; thence North 29°52'09" West, 208.51 feet; thence North 60°59'58" West, 154.99 feet; thence South 89°12'04" West, 260.62 feet; thence South 47°49'40" West, 566.43 feet to the Northeastern corner of tract "A" as shown of the plat of Kensington Gardens Unit 3-A as recorded in Plat Book 44, Pages 30 through 30C (inclusive) of said Current Public Records; thence continue along said North line of Tract "A" the following two courses and distances: Course No. 1: thence South 47°49'40" West, 56.60 feet to an angle point therein; Course No. 2: thence North 60°45'12" West, 256.66 feet to the POINT OF BEGINNING.

Containing 23.6918 acres, more or less.
Subject to any and all easements, restrictions, reservations, and right of ways of record.

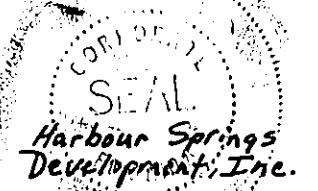
CLERK'S CERTIFICATE 94-0066239
This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 49, Pages 34A, 35, 36, 35B of the Public Records of Duval County, Florida, this 27th day of May, A.D., 1994.

By: Henry Cook Clerk of the Circuit Court
By: M. X. O'Leary 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 94-12-37 of said City, adopted by its Council and approved by the Mayor, this 29th day of March, A.D., 1994.

By: David M. Mason Director of Public Works
Date: 5/2/94

PREPARED BY
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BOULEVARD SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226



ADOPTION AND DEDICATION

This is to certify that A.E.E. Development, Inc. a Florida Corporation, SEDA Construction Company, Inc., a Florida Corporation and Harbour Springs Development, Inc., are the lawful owners of the lands described in the caption hereon known as Kensington Gardens Unit Five-A, and has caused the same to be surveyed and subdivided. The Barnett Bank of Jacksonville, N.A., a United States of America Corporation and AmSouth Mortgage Company, Inc., an Alabama Corporation are the holders of mortgages on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, and easements for drainage, utilities and sewers shown herein, are hereby irrevocably without reservation dedicated to the City of Jacksonville, its successors and assigns. The drainage easements through and over the Ponds 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 City of Jacksonville, its successors and assigns, to discharge into said Ponds and treatment systems which shall run with the City of Jacksonville, its successors and assigns, to discharge into said waters which may fall or come upon all rights of ways, from adjacent land or from any other sources of public waters into or through said Ponds and filtration systems without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns, for any damages, injuries or losses or those of persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns. (1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said Ponds and treatment systems shown on this plat are owned in fee simple title by the abutting property owners and the City of Jacksonville, by acceptance of this plat, assumes no responsibility for the removal or treatment of aquatic plants and animals, soils, chemicals or any other substances or thing that may even be or come within said Ponds and treatment systems which these easements traverse, nor any responsibility for maintenance nor preservation of the water, purities, water level, or water depth which responsibility shall be those of the abutting property owners and (3) The City of Jacksonville, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure nor destruction of any 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 any other person modify the existence of the Ponds and treatment systems shown on this plat but shall have the right of which retains it to affect adequate drainage systems and that limited to, the right to remove any water level control structures or any part thereof. A.E.E. Development, Inc., a Florida Corporation is developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage 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, or at, or from the Ponds and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of A.E.E. Development, Inc., a Florida Corporation, its agents, contractors, employees, servants, licensees, or concessionaires within Kensington Gardens Unit Five-A. This indemnification shall run with the land and the assigns of A.E.E. Development, Inc., a Florida Corporation, and shall be subject to it. Those easements designated as "J.E.A. Easements" are hereby dedicated to the Jacksonville Electric Authority, its successors and assigns for its exclusive use in conjunction with its underground electrical system.

IN WITNESS WHEREOF, A.E.E. Development, Inc., a Florida Corporation has caused these presents to be executed this 24th day of January, A.D., 1994.

A.E.E. DEVELOPMENT, INC., A FLORIDA CORPORATION
Witness: H. Thomas Rodgers, III
By: Scott L. McCallb
Scott L. McCallb, Vice President of A.E.E. Development, Inc., a Florida Corporation.
Witness: Anne C. Santarone
Anne C. Santarone

BARNETT BANK OF JACKSONVILLE, A UNITED STATES OF AMERICA CORPORATION
Witness: H. Thomas Rodgers, III
By: Michael P. Blevins
Michael P. Blevins, Vice President of Barnett Bank of Jacksonville, N.A.
Witness: Wanda Buann
Wanda Buann

SEDA CONSTRUCTION COMPANY, INC., A FLORIDA CORPORATION
Witness: H. Thomas Rodgers, III
By: John A. Semanick
John A. Semanick, Its President
Witness: A. Faye Cogburn
A. Faye Cogburn

AMSOUTH MORTGAGE COMPANY, INC., AN ALABAMA CORPORATION
Witness: Walter R. Miller
Walter R. Miller
By: Jerry E. Tate
Jerry E. Tate, Vice President
Witness: Peggy D. McInavale
Peggy D. McInavale

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 2ND day of February, 1994.
By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

HARBOUR SPRINGS DEVELOPMENT, INC., A FLORIDA CORPORATION
Witness: Mark A. Spirdi
By: Frank P. Thowor
Frank P. Thowor, Its Vice President
Witness: H. Thomas Rodgers, III
H. Thomas Rodgers, III

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 2ND day of February, A.D., 1994, by Frank P. Thowor, Vice President of Harbour Springs 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: Karen A. Sanders
Karen A. Sanders
Notary Public, State of Florida at Large
My Commission Expires: 2/16/97
CC 260126

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 24th day of January, A.D., 1994, by Scott L. McCallb, 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
Anne C. Santarone
Notary Public, State of Florida at Large
My Commission Expires: 2/16/97
CC 313705

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, a National Banking Association personally known to me or has produced as identification and who has taken an oath on behalf of the Association.

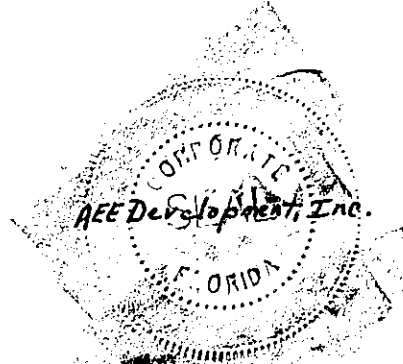
By: Manaf Budoric
Manaf Budoric
Notary Public, State of Florida at Large
My Commission Expires: 02/16/97
Notary Public, State of Florida
My commission expires Dec. 27, 1994

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 24th day of January, A.D., 1994, by John A. Semanick, President of SEDA Construction Company, 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: Alice Faye Cogburn
Alice Faye Cogburn
Notary Public, State of Florida at Large
My Commission Expires: 02/16/97
Alice Faye Cogburn
Notary Public-State of Florida
My Commission Expires FEB 11, 1995
COMM. # CC 077225

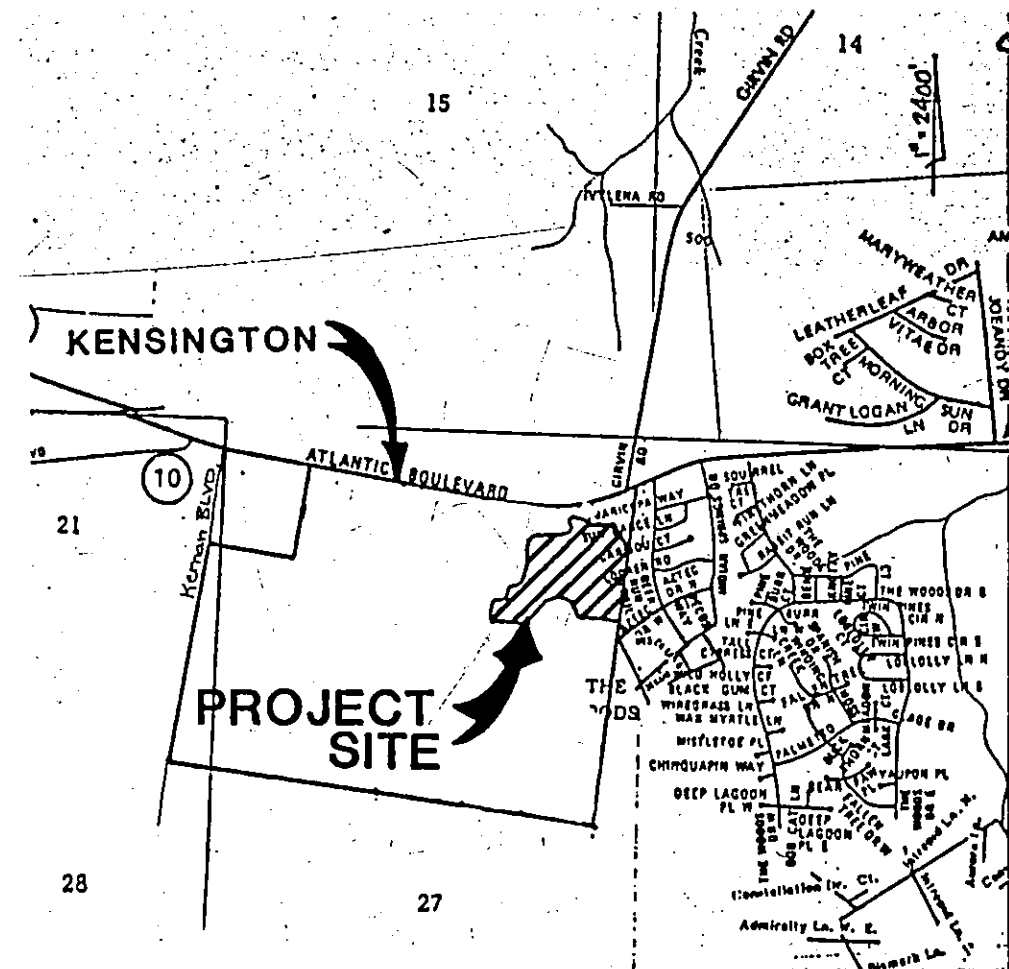
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 31st day of January, A.D., 1994, by Jerry E. Tate, Vice President of AmSouth Mortgage Company, Inc., an Alabama Corporation, personally known to me or has produced as identification and who has taken an oath on behalf of the Corporation.

By: David M. Mason
David M. Mason
Notary Public, State of Florida at Large
My Commission Expires: 02/16/97
Notary Public State of Florida
My Commission Expires Sept. 30, 1994
Bonded thru Tary Paine - Insurance Inc.



KENSINGTON GARDENS UNIT FIVE-A

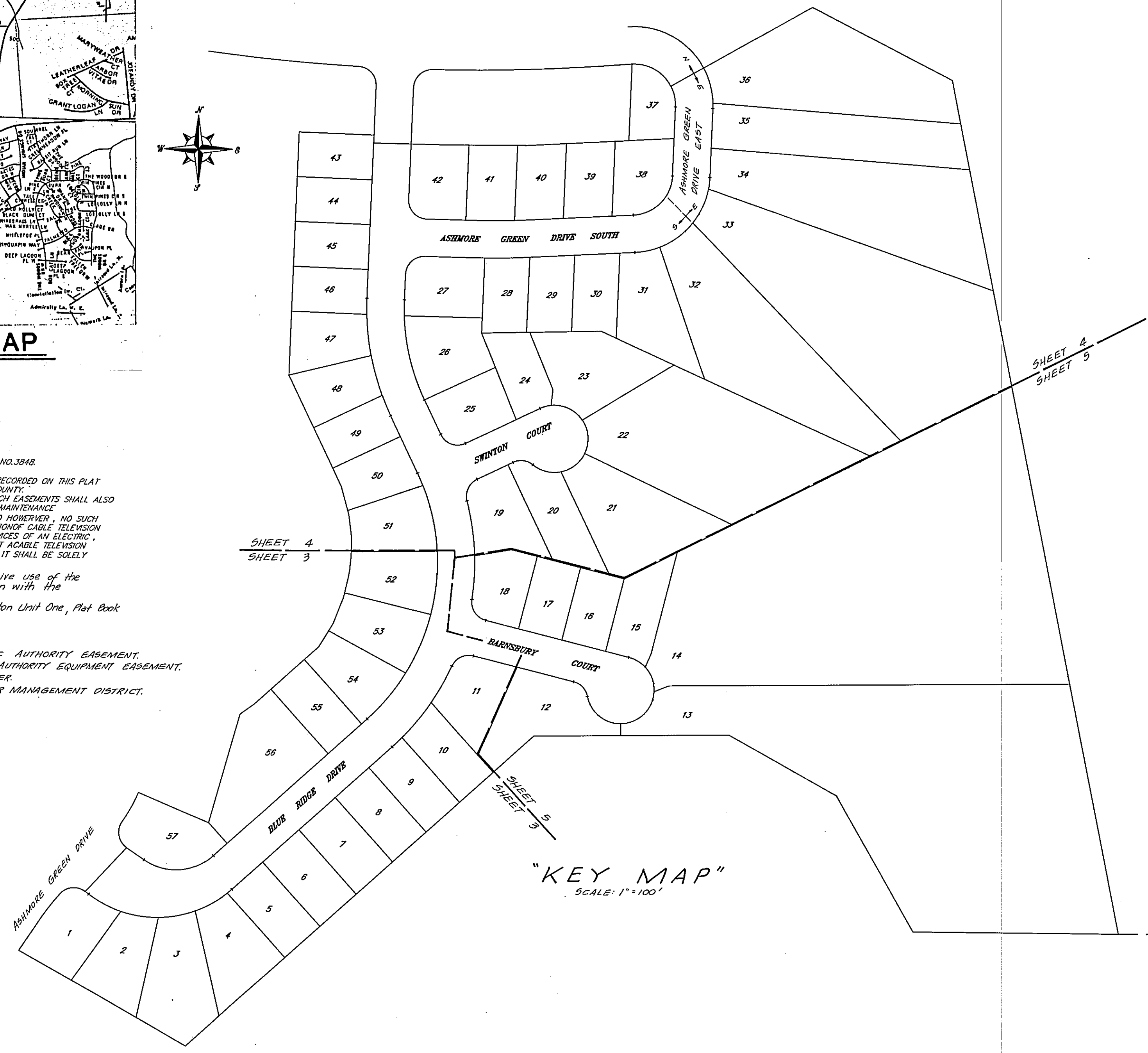
BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 28 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



VICINITY MAP

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 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. Bearings are based on The Pines of Kensington Unit One, Plat Book 48, Pages 95 thru 99D, (N. 33° 23' 26" E.).
7. P.C. Point of curve
8. P.T. Point of tangency
9. J.E.A.E. - DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
10. J.E.A.E.E. - DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
11. A.C.O.E. - DENOTES ARMY CORPS OF ENGINEER.
12. S.J.R.W.M.D. - DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.



"KEY MAP"
SCALE: 1" = 100'

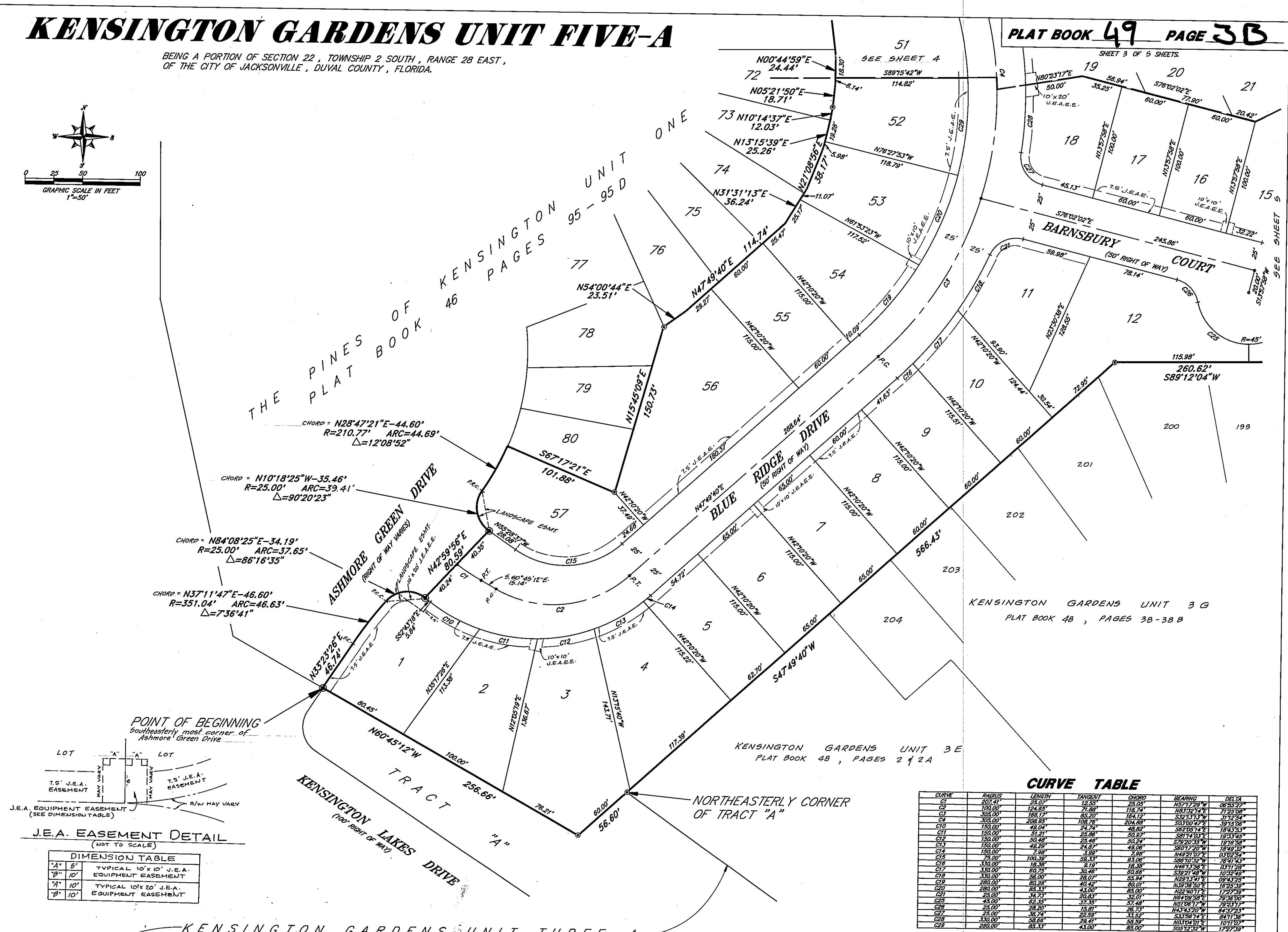
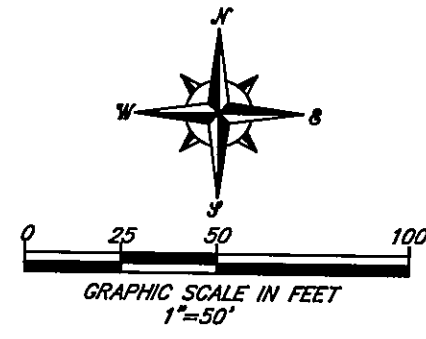
SHEET 4
SHEET 5

SECTION 22
SECTION 23

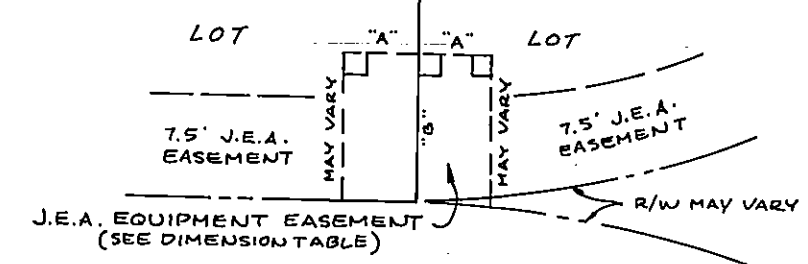
KENSINGTON GARDENS UNIT FIVE-A

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

SHEET 3 OF 5 SHEETS



POINT OF BEGINNING
Southeasterly most corner of
Ashmore Green Drive



J.E.A. EASEMENT DETAIL
(NOT TO SCALE)

DIMENSION TABLE	
"A" 5'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10'x10' J.E.A. EQUIPMENT EASEMENT
"A" 10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EASEMENT
"B" 10'	TYPICAL 10'x20' J.E.A. EQUIPMENT EASEMENT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	207.41'	25.07'	16.25'	23.05'	N37°12'20"E	66°33'27"
C2	100.00'	124.65'	71.89'	116.74'	N8°15'14"E	71°25'08"
C3	305.00'	186.17'	85.20'	164.12'	S32°13'13"W	37°22'54"
C4	305.00'	298.93'	108.76'	204.88'	S03°00'47"E	39°15'06"
C10	150.00'	49.04'	24.24'	46.85'	S89°25'14"E	16°43'53"
C11	150.00'	51.21'	25.56'	50.92'	S87°14'03"E	19°33'45"
C12	150.00'	50.48'	25.48'	50.24'	S78°20'55"W	19°16'58"
C13	150.00'	48.29'	24.57'	48.06'	S80°17'20"W	18°48'57"
C14	150.00'	2.98'	1.50'	2.98'	N45°10'10"E	03°12'54"
C15	25.00'	104.39'	38.33'	83.06'	S86°10'32"W	76°41'43"
C16	132.00'	18.38'	8.19'	16.39'	N46°15'56"E	03°11'28"
C17	330.00'	60.25'	30.46'	55.94'	S19°21'48"W	10°32'40"
C18	330.00'	58.00'	28.07'	53.94'	N22°13'41"E	09°43'25"
C19	280.00'	61.28'	31.00'	65.00'	N39°36'50"E	16°25'39"
C20	280.00'	63.33'	32.00'	65.00'	N22°40'11"E	17°27'59"
C21	280.00'	34.23'	20.83'	32.01'	N64°28'55"E	26°39'00"
C25	45.00'	82.35'	37.35'	57.48'	N51°06'17"W	79°23'17"
C26	25.00'	28.20'	15.81'	26.23'	N43°43'20"W	64°37'23"
C27	25.00'	36.24'	22.59'	33.29'	S33°56'14"E	84°11'58"
C28	330.00'	58.66'	29.41'	58.59'	N03°04'01"E	10°11'07"
C29	280.00'	83.33'	43.00'	85.00'	S05°12'32"W	17°27'39"

KENSINGTON GARDENS UNIT THREE-A
PLAT BOOK 44, PAGES 30 + 30 C

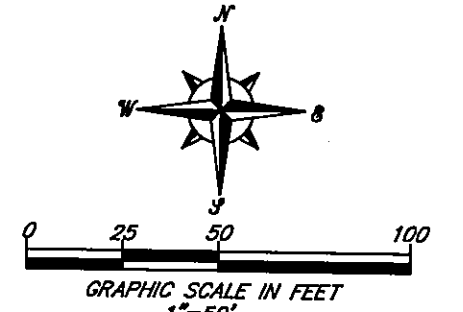
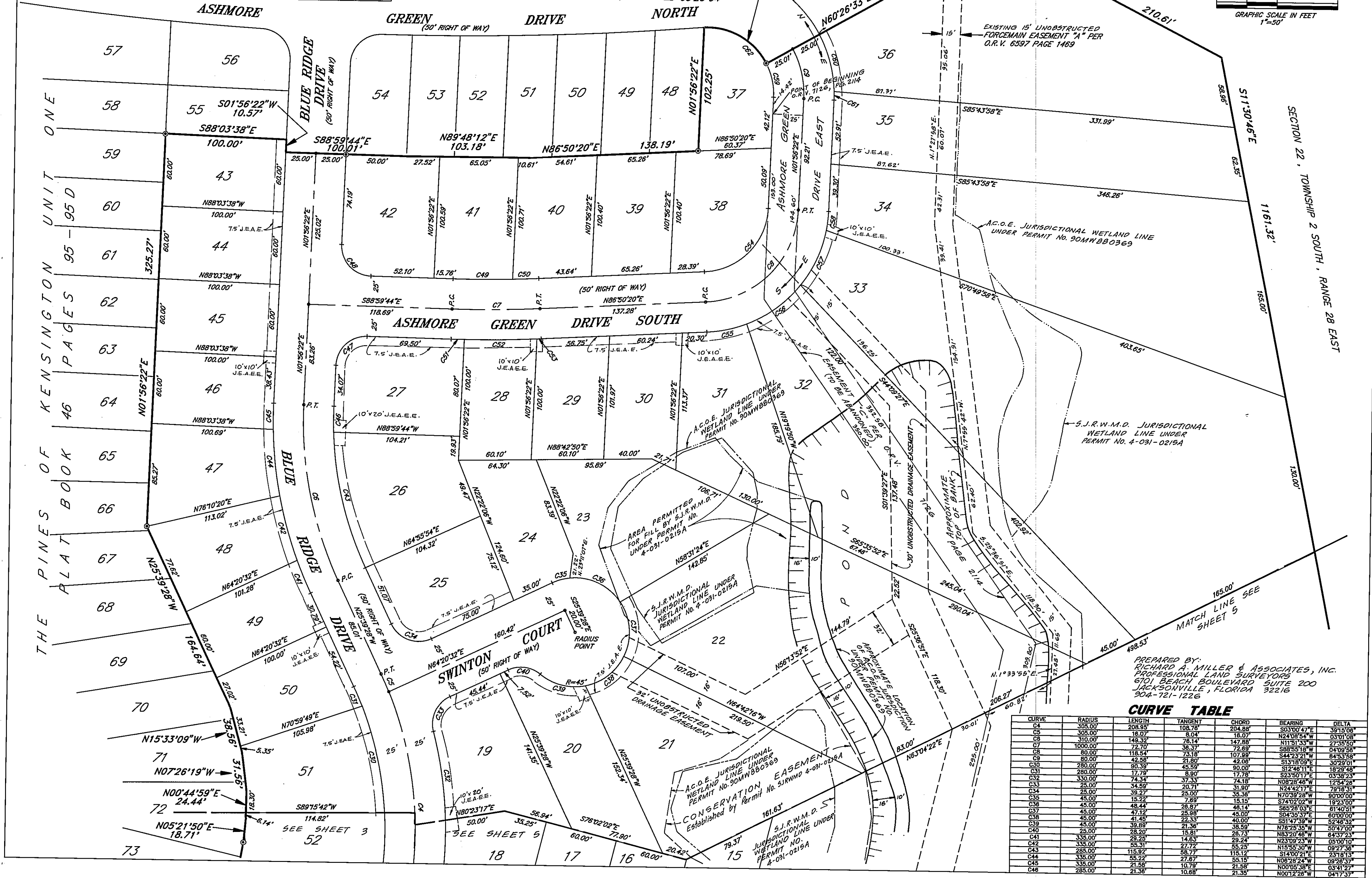
PREPARED BY:
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PROFESSIONAL LAND SURVEYORS
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KENSINGTON GARDENS UNIT FIVE-A

SHEET 4 OF 5 SHEETS

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

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C47	25.00	36.86	24.60	35.07	N46°28'18"E	89°03'54"
C48	25.00	39.89	25.41	38.64	S43°31'41"E	80°56'06"
C49	975.00	49.23	24.55	49.28	S89°33'23"W	02°53'47"
C50	975.00	21.80	10.89	21.80	N87°28'25"E	01°18'09"
C51	1025.00	10.82	5.48	10.82	S88°18'03"E	00°36'36"
C52	1025.00	60.10	30.08	60.10	N88°42'50"E	03°21'35"
C53	1025.00	3.49	1.73	3.49	N88°58'11"E	00°11'43"
C54	55.00	81.50	50.31	74.24	S44°23'51"W	84°53'08"
C55	105.00	33.71	17.00	33.56	S77°38'33"W	18°23'33"
C56	105.00	55.63	28.49	55.00	N53°15'48"E	30°21'58"
C57	105.00	50.48	25.74	50.00	N24°18'22"E	21°32'54"
C58	105.00	15.75	7.89	15.75	N08°14'08"E	06°35'33"
C59	105.00	29.26	14.99	28.92	N13°18'09"W	30°29'01"
C60	105.00	48.71	24.50	48.27	N15°15'18"W	26°34'48"
C61	105.00	7.15	3.58	7.15	N00°00'45"W	03°54'14"
C62	55.00	81.34	60.40	81.33	S45°44'22"E	95°21'27"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	305.00	208.98	108.78	204.88	S03°00'47"E	39°15'06"
C5	305.00	18.07	9.04	18.07	N24°05'54"W	03°01'08"
C6	310.00	149.32	78.14	147.88	N11°51'53"W	27°35'59"
C7	1060.00	72.70	36.37	72.70	S88°55'18"W	04°09'58"
C8	80.00	118.54	73.19	107.89	S44°33'37"W	84°53'58"
C9	80.00	42.58	21.80	42.00	S13°18'09"E	30°29'01"
C10	280.00	90.39	45.59	90.00	S12°48'11"E	18°29'48"
C11	280.00	17.79	8.90	17.78	S23°50'11"E	03°38'23"
C12	330.00	74.34	37.33	74.18	N08°28'48"W	17°54'28"
C13	25.00	34.59	20.71	31.80	N24°42'17"E	78°16'51"
C14	25.00	39.27	25.00	35.38	N70°38'28"W	90°00'00"
C15	45.00	15.22	7.69	15.15	S74°02'02"W	19°23'00"
C16	45.00	48.44	26.87	48.14	S85°28'03"E	61°40'51"
C17	45.00	47.12	25.98	45.00	S04°35'37"E	60°00'00"
C18	45.00	41.45	22.39	40.00	S51°47'38"W	52°46'32"
C19	45.00	39.89	21.39	38.59	N78°25'35"W	50°47'00"
C20	25.00	28.20	15.81	28.23	N83°29'48"W	64°37'23"
C21	335.00	29.25	14.63	29.24	N23°09'23"W	05°00'10"
C22	335.00	55.31	27.72	55.25	N15°55'30"W	08°27'36"
C23	335.00	115.82	58.77	115.12	S14°02'21"E	23°18'13"
C24	335.00	55.22	27.87	55.15	N08°28'24"W	08°28'37"
C25	285.00	21.58	10.79	21.58	N00°05'58"E	03°41'27"
C26	285.00	21.36	10.69	21.35	N00°12'28"W	04°17'37"

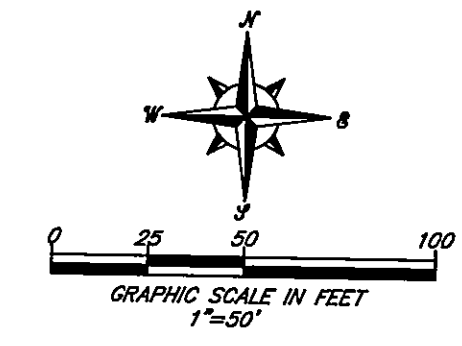
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KENSINGTON GARDENS UNIT FIVE-A

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
C21	45.00'	23.29'	13.24'	25.41'	S59°30'00"E	32°48'03"
C23	45.00'	35.95'	19.00'	35.00'	S20°20'52"E	43°46'15"
C24	45.00'	68.07'	42.45'	61.76'	N45°32'10"E	86°39'48"
C25	45.00'	62.35'	37.35'	57.48'	N51°06'17"W	79°33'17"
C26	25.00'	28.20'	15.81'	28.73'	N43°43'00"W	64°37'25"
C27	25.00'	36.74'	22.89'	33.52'	S33°56'14"E	84°11'28"
C28	330.00'	58.66'	29.41'	58.59'	N83°04'01"E	10°11'05"
C32	330.00'	74.34'	37.33'	74.18'	N88°28'48"W	12°54'28"



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SECTION 22
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