

KENSINGTON PLACE  
A SUBDIVISION OF A PORTION OF  
SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST,  
HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 1 OF 4

DESCRIPTION:

A parcel of land lying within Section 16, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of Tract J of BARRINGTON AT STERLING HILL, UNIT 2, per the map or plat thereof as recorded in Plat Book 43, Page 44, of the public records of Hernando County, Florida; thence N.89°45'42"W., along the North line of said BARRINGTON AT STERLING HILL, UNIT 2 and thence along the North line of BARRINGTON AT STERLING HILL, UNIT 1, per the map or plat thereof as recorded in Plat Book 43, Page 15, of the public records of Hernando County, Florida, a distance of 1,323.06 feet; thence continue along said plat of BARRINGTON AT STERLING HILL, UNIT 1 and thence along the East boundary of Tract K of STERLING HILL PHASE 3, UNIT 1 REPLAT, per the map or plat thereof as recorded in Plat Book 39, Page 34, of the public records of Hernando County, Florida, N.00°03'42"E., a distance of 579.46 feet to a non-tangent point of curvature said point also being the Southeastmost corner of Tract L of said STERLING HILL PHASE 3, UNIT 1 REPLAT; thence along the boundary of said Tract L, the following eleven (11) courses: (1) Northwesteily 168.06 feet along the arc of a curve to the right, said curve having a radius of 325.00 feet, a central angle of 29°37'41", and a chord bearing and distance of N.56°48'34"W., 166.19 feet; (2) along a line non-tangent to said curve, N.41°59'45"W., a distance of 117.38 feet to a point of curvature; (3) Northwesteily 41.13 feet along the arc of a curve to the left, said curve having a radius of 286.97 feet, a central angle of 08°12'44", and a chord bearing and distance of N.46°06'07"W., 41.10 feet to a point of compound curvature; (4) Westeily 38.07 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 87°14'50", and a chord bearing and distance of S.86°10'02"W., 34.50 feet to the Easterly right-of-way line of Sterling Hill Boulevard; (5) N.42°32'32"E., along said Easterly right-of-way line, a distance of 10.00 feet to a point of curvature; (6) Northeasteily 67.20 feet along said Easterly right-of-way line and the arc of a curve to the left, said curve having a radius of 760.00 feet, a central angle of 08°34'28", and a chord bearing and distance of N.39°15'19"E., 87.15 feet to a non-tangent point of curvature; (7) Southeily 37.63 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 86°14'02", and a chord bearing and distance of S.07°08'50"E., 34.17 feet to a point of reverse curvature; (8) Southeasteily 26.23 feet along the arc of a curve to the right, said curve having a radius of 336.97 feet, a central angle of 04°27'34", and a chord bearing and distance of S.48°02'09"E., 26.22 feet; (9) Southeasteily 22.41 feet along the arc of said curve, through a central angle of 03°48'37", and a chord bearing and distance of S.43°47'03"E., 22.41 feet; (10) S.41°59'45"E., a distance of 117.38 feet to a non-tangent point of curvature; (11) Southeasteily 125.45 feet along the arc of a curve to the left, said curve having a radius of 275.00 feet, a central angle of 26°08'15", and a chord bearing and distance of S.55°02'57"E., 124.37 feet to the East line of the Northwest 1/4 of said Section 16, thence along said East line and a line non-tangent to said curve, N.00°08'38"E., a distance of 29.06 feet to the Southwest corner of PRISTINE PLACE PHASE SIX, per the map or plat thereof, as recorded in Plat Book 35, Page 22 of the public records of Hernando County, Florida; thence S.89°43'37"E., along the South line of said PRISTINE PLACE PHASE SIX, a distance of 1,324.37 feet to the East line of PRISTINE PLACE PHASE FIVE, per the map or plat thereof, as recorded in Plat Book 33, Page 1, of the public records of Hernando County, Florida; thence S.00°10'29"W., along said East line of said PRISTINE PLACE PHASE FIVE, a distance of 680.86 feet to the POINT OF BEGINNING.

The above legal description contains 20.48 acres, more or less.

CLERK'S CERTIFICATE

I, \_\_\_\_\_, clerk of the Circuit Court of Hernando County, Florida, hereby certify that this plat was filed for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

File number \_\_\_\_\_, and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

Clerk of Circuit Court  
Hernando County, Florida

CERTIFICATE OF APROVAL  
BY COUNTY ATTORNEY:

This plat has been approved and reviewed as to form.

*Kyle J. Brando*  
County Attorney

November 13, 2023  
Date

RESOLUTION:

Whereas, this plat was on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, submitted to the Board of County Commissioners, Hernando County, Florida, for approval for record and has been approved by said commission. Now therefore, be it resolved by the Board of County Commissioners, Hernando County, Florida that said plat is hereby approved and shall be recorded in the Public Records of this County, and that the dedication of all streets and other public places shown thereon is hereby accepted by said commission for Hernando County, Florida and the public generally, and shall be binding on all persons thereafter.

Board of County Commissioners  
Hernando County, Florida

Attest:  
Clerk

By: \_\_\_\_\_  
Chairman

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Chapter 177, Florida Statutes, Part I.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

D.C. Johnson & Associates, Inc.  
Florida Licensed Business No. 4514

Daniel C. Johnson  
Florida Professional Surveyor and Mapper No. 3653

CERTIFICATE OF ACCEPTANCE FOR THE OWNERS ASSOCIATION

Kensington Residential Community Association., hereby accepts the conveyance and maintenance responsibility as shown hereon.

George Hernandez \_\_\_\_\_  
Treasurer  
Witness  
Print Name  
Witness  
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HERNANDO ) ss:

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared by \_\_\_\_\_, means of physical presence, George Hernandez, as Treasurer, of Kensington Residential Community Association(\_\_\_\_\_), personally known to me or (\_\_\_\_\_) who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be his free act and deed for the use and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

My commission expires:

Notary Public, State of Florida at Large

Commission Number \_\_\_\_\_

ABSTRACTOR'S CERTIFICATE:

I hereby certify that Meritage Homes of Florida, Inc., is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on any such lands platted hereon, or such parcel; and that record title to all access roads is held by Hernando County, Florida or the State of Florida.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/  
CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

I, \_\_\_\_\_, hereby certify that I have reviewed this plat for conformity as to Chapter 177 Florida Statutes, and that I am employed by, or under contract with the appropriate local governing body and acting hereto as an agent for Hernando County, Florida. This limited certification of facial conformity with the requirements of Chapter 177, Florida Statutes, is not intended to be, on should not be construed as, a certification of the accuracy or quality of the surveying/mapper reflected on this plat.

Professional Surveyor and Mapper  
Florida Registration Number LS \_\_\_\_\_  
Date \_\_\_\_\_

NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the South line of the subject property, having a grid bearing of N.89°45'42"W.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- All platted utility easements will provide that such easements will also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Curvilinear lot lines are radial unless indicated as non-radial (N/R).
- A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point of intersection and changes of direction of lines within the subdivisions as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091 (9).
- Restrictions, covenants, conditions, easements and other matters as contained on the plat of STERLING HILL PHASE 3, UNIT 1 REPLAT, recorded in Plat Book 39, Page 34, of the Public Records of Hernando County, Florida are shown to the extent they affect the subject property.
- Easement agreement recorded in Official Records Book 4244, Page 1182, Public Records of Hernando County, Florida affects the subject property and the easements are shown hereon.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Meritage Homes of Florida, Inc., a Florida Corporation ("Owner"), hereby states and declares that it is the fee simple owner of all lands referred to as KENSINGTON PLACE, as described in the legal description which is a part of this plat, and makes the following dedications:

1. The owners of the lands described in this plat, do hereby dedicate to the public, the purchasers, and Hernando County (the "County") all streets, rights-of-way, parks, drainage canals and retention areas, and other public areas as depicted hereon. The easements as designated on this plat are hereby reserved to the declarant, its successors and assigns and granted to Hernando County and public service providers to the subdivision on a nonexclusive basis for the ground level, aboveground, and below ground installations, upgrades, connections, constructions, upgrades, maintenance, and operation of said utilities and service including drainage; and said owners further do hereby dedicate to the perpetual use of the public and Hernando County, Florida, all lands upon which or within which water and sewer system improvements or facilities exist; and further do hereby dedicate to the perpetual use of the Hernando County Water and Sewer District, water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants and other appurtenant facilities lying within or upon the lands depicted on this plat; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives the right to construct, operate and maintain all such dedicated lands, streets, water and sewer system improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Hernando County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives including, but not limited to, any private utility furnishing water and sewer services and appurtenances thereto, the title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

2. Owner hereby reserves fee title to Tract C (Vegetative Buffer Tract), Tract D (Park Tract), Tract E (Open Space), Westbridge Boulevard and the Access Road as shown and depicted hereon for conveyance by Owner by separate instrument to the Kensington Residential Community Association (the "Association"), subsequent to the recording of this plat. Tracts A & B (Stormwater and Landscape Tract), Tract C (Vegetative Buffer Tract), Tract D (Park Tract), Tract E (Open Space), Westbridge Boulevard and the Access Road shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes after such conveyance.

1. Owner does further:

a. grant, convey and dedicate to Hernando County (the "County"), Tracts A & B (Stormwater and Landscape Tract), as shown hereon, and the utility improvements and facilities located therein for purposes incidental thereto. Owner does further reserve unto itself, its successors and assigns, an easement on, over and under Tracts A & B.

b. grant, convey and dedicate to the perpetual use of Hernando County Water and Sewer District, a utility easement over and across Tract E.

c. grant, convey and dedicate to the perpetual use of the public and the "County" all public utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto its, its heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the "County."

d. grants to the Association, its successors, assigns, or legal representatives a perpetual easement over and across all lands shown hereon as Drainage Areas, and Drainage and Access Easements for the purpose of maintaining, repairing, replacing, and accessing the stormwater drainage facilities lying therein. The Association shall operate and maintain the Drainage Facilities within the drainage easements as shown hereon and by execution of this plat, the Association accepts the grant of easement and agrees to maintain the drainage facilities therein.

e. reserves for the benefit of, and grants to the Association title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s. 177.085(1), Florida Statutes.

f. reserve unto itself, its successors, or assigns, a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on the plat. Said non-exclusive easement is for the installation, operation, maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with s. 177.091(28), Florida Statutes.

g. Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or conveyance owned property shown on this plat; in the event the Owner or Association fail to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

In witness whereof, the Owner has caused this plat and dedication to be executed by their duly elected officer.

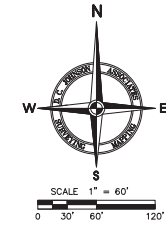
OWNER: MERITAGE HOMES OF FLORIDA INC., a Florida Corporation

Print Name \_\_\_\_\_  
Steve Harding  
Division President



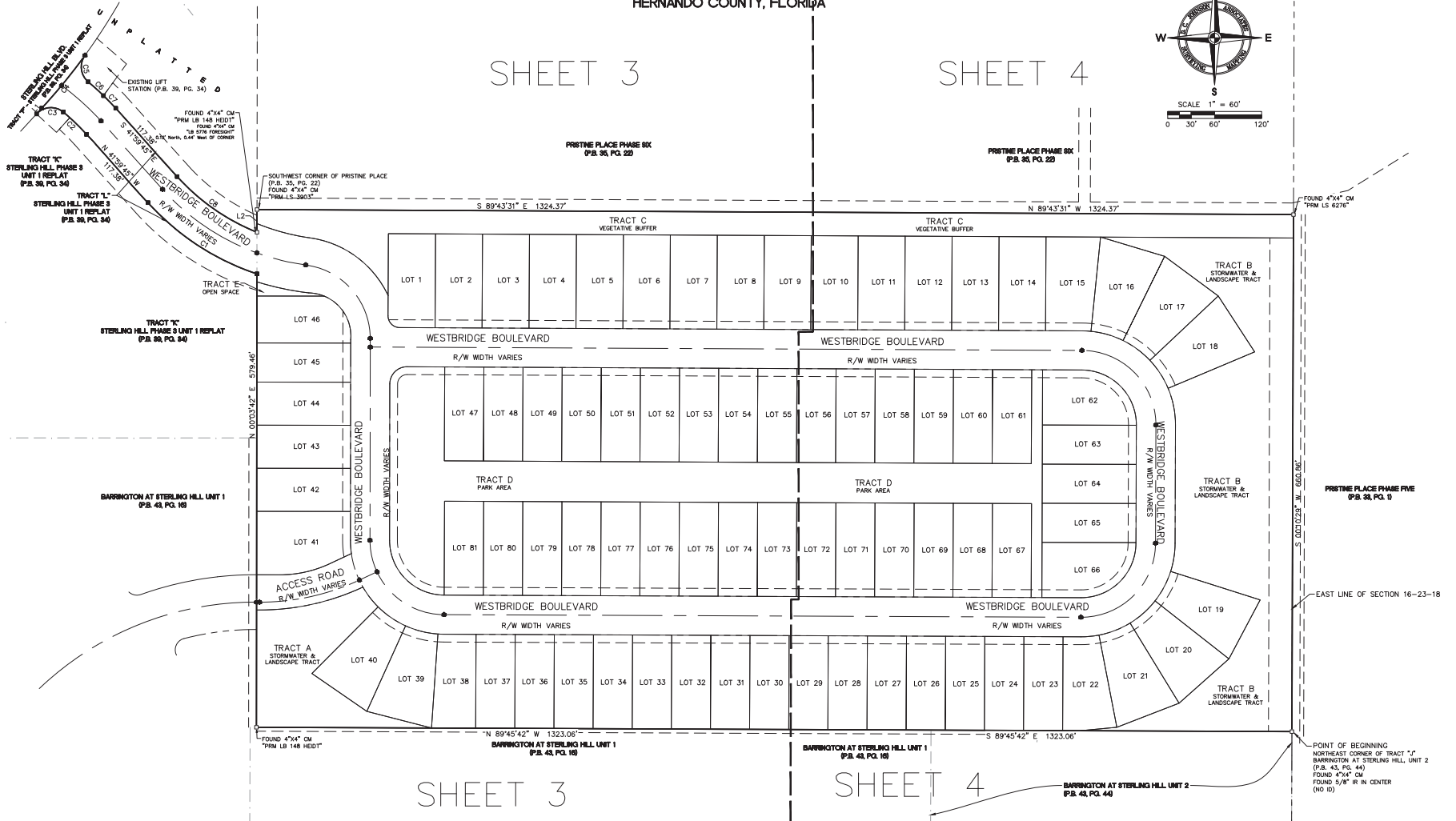
**KENSINGTON PLACE**  
A SUBDIVISION OF A PORTION OF  
SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST,  
HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE  
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SHEET 3

SHEET 4

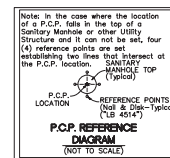


TRACT TABLE

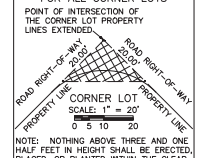
TRACTS A & B	STORMWATER & LANDSCAPE TRACT
TRACT C	VEGETATIVE BUFFER
TRACTS D	PARK AREA
TRACT E	OPEN SPACE

LEGEND

- IP, IR = IRON PIPE, IRON ROD
- CM = CONCRETE MONUMENT
- E = PROPERTY LINE, CENTERLINE
- R/W = RIGHT-OF-WAY
- D.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.D. = PAGE
- SEC. = SECTION
- CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)
- COR = CERTIFIED CORNER RECORD
- (N/R) = NON-RADIAL LINE
- = SET 5/8" IR TO JOHNSON LB 4514"
- = SET 4"x4" CM "FROM LB 4514"
- = SET NAIL & DISK "TOP LB 4514"
- = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
- = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)



TYPICAL CLEAR SIGHT TRIANGLE FOR ALL CORNER LOTS



NOTE: NOTHING ABOVE THREE AND ONE HALF FEET IN HEIGHT SHALL BE ERRECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE ON ALL CORNER LOTS.

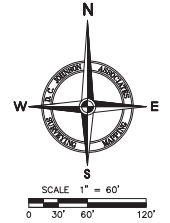


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HERNANDO COUNTY, FLORIDA

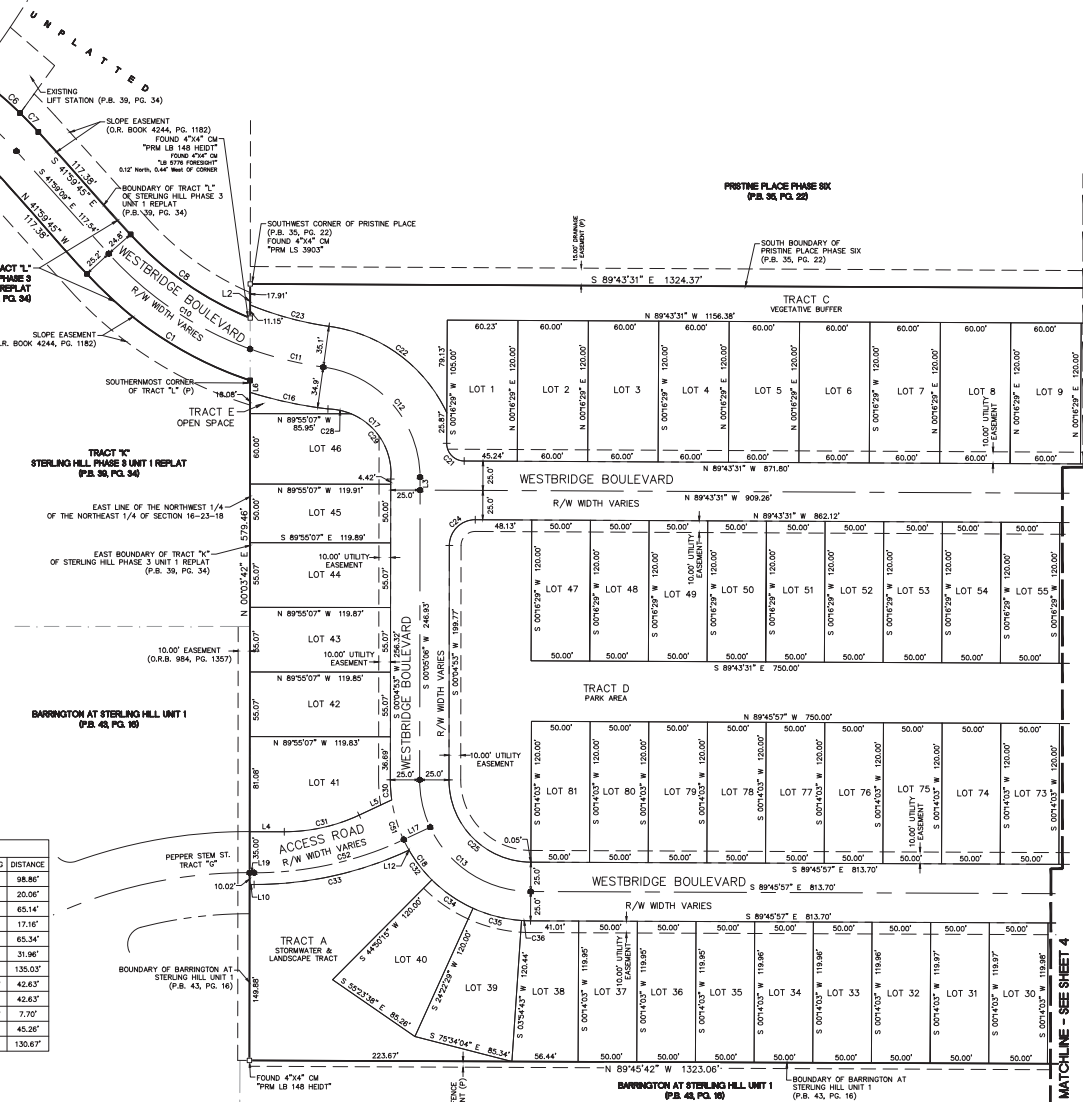
PLAT BOOK PAGE  
SHEET 3 OF 4

LEGEND  
IP, IR = IRON PIPE, IRON ROD  
CM = CONCRETE MONUMENT  
P.C. = PROPERTY LINE, CENTERLINE  
P.C.P. = PERMANENT CONTROL POINT  
R/W = RIGHT-OF-WAY  
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P.B. = PLAT BOOK  
PG. = PAGE  
SEC. = SECTION  
CST = CLEAR SIGHT TRIANGLE (SEE DETAIL)  
COR = CERTIFIED CORNER RECORD  
● = SET 5/8" X 10" JOINTON LB 4514"  
■ = SET 4"x4" CM "PRM LB 4514"  
▲ = SET NAIL & DISK "TOP LB 4514"  
△ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)  
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	168.06	325.00	29.3741°	N 56°48'34" E	166.19
C2	41.15	286.97	8°12'44"	N 46°01'07" E	41.07
C3	38.07	25.00	87°43'50"	S 86°10'02" E	34.90
C4	87.20	762.00	6°34'26"	N 39°15'19" E	87.15
C5	37.83	25.00	86°14'02"	S 07°08'50" E	34.77
C6	26.33	336.97	4°27'34"	S 48°02'09" E	26.22
C7	22.41	336.97	3°48'33"	S 43°54'03" E	22.41
C8	125.45	275.00	26°08'10"	S 55°02'57" E	124.37
C9	67.89	350.00	11°06'49"	S 48°00'56" E	67.78
C10	146.82	299.52	28°05'07"	S 78°00'02" E	145.35
C11	64.38	316.12	11°40'40"	S 76°08'20" E	64.27
C12	136.28	84.95	82°14'04"	S 41°18'02" E	124.88
C13	148.97	95.00	89°50'51"	S 44°50'32" E	134.17
C14	67.88	362.89	10°43'03"	S 78°00'02" E	67.78
C15	89.88	55.00	93°38'04"	N 41°51'47" E	80.21
C16	188.18	120.00	89°50'51"	S 44°50'32" E	168.48
C17	23.56	15.00	90°00'00"	S 44°50'31" E	21.21
C18	130.02	130.00	57°01'01"	N 52°41'38" E	124.67
C19	69.70	281.07	14°12'23"	S 74°48'34" E	69.52
C20	34.63	22.00	90°11'36"	S 40°10'41" W	31.17

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C21	109.77	70.00	89°50'51"	S 44°50'32" E	96.86
C22	20.17	55.00	21°05'54"	S 78°19'22" E	20.06
C23	49.71	55.00	72°37'07"	N 31°25'20" W	46.14
C24	17.18	120.00	81°20'31"	N 04°01'08" W	17.16
C25	45.86	150.00	20°09'31"	N 77°30'08" E	45.34
C26	32.05	120.00	15°18'18"	S 37°30'56" E	31.96
C27	136.12	310.00	25°09'31"	N 77°30'05" E	135.03
C28	42.86	120.00	20°27'46"	N 59°23'38" W	42.63
C29	42.86	120.00	20°27'46"	N 75°51'24" W	42.63
C30	7.70	120.00	3°40'41"	N 87°55'37" W	7.70
C31	45.53	120.00	21°44'17"	S 18°59'18" E	45.26
C32	131.73	300.00	25°09'31"	N 77°30'08" E	130.67



Note: In the case where the location of a P.C.P. falls in the top of a Building Manhole or other Utility Structure and it can not be set, four (4) reference points are set, establishing two lines that intersect at the P.C.P. location. (VANHOLE TOP (typical))

P.C.P. LOCATION  
REFERENCE POINTS  
(Not a Disk-Type) (LB 4514")

P.C.P. REFERENCE  
DIAGRAM  
(NOT TO SCALE)

TYPICAL CLEAR SIGHT TRIANGLE  
FOR ALL CORNER LOTS

POINT OF INTERSECTION OF THE CORNER LOT PROPERTY LINES EXTENDED.

ROAD RIGHT-OF-WAY  
PROPERTY LINE  
CORNER LOT  
SCALE: 1" = 20'  
0' 5' 10' 20'

NOTE: NOTHING ABOVE THREE AND ONE HALF FEET IN HEIGHT SHALL BE ERECTED, PLACED, OR PLANTED WITHIN THE CLEAR SIGHT TRIANGLE ON ALL CORNER LOTS.

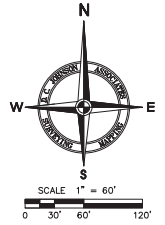
JOHNSON  
ASSOCIATES  
SURVEYING AND MAPPING  
11911 South County Street  
(850) 598-2768 Fax (850) 588-2713

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SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST,  
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PLAT BOOK PAGE  
SHEET 4 OF 4

LEGEND  
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CM = CONCRETE MONUMENT  
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■ = SET 4"x4" CM "TOM LB 4514"  
⊙ = SET NAIL & DISK "POP LB 4514"  
△ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)  
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)



LINE	BEARING	DISTANCE
L13	N 84°38'44" E	46.79'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C14	149.32'	95.00'	90°03'28"	N 45°12'19" E	134.42'
C15	149.06'	95.00'	89°54'05"	N 44°46'28" W	134.23'
C19	188.62'	120.00'	90°03'28"	N 45°12'19" E	169.79'
C20	188.29'	120.00'	89°54'05"	N 44°46'28" W	169.56'
C26	110.03'	70.00'	90°03'28"	N 45°12'19" E	99.04'
C27	109.84'	70.00'	89°54'05"	N 44°46'28" W	98.91'
C37	23.41'	120.00'	11°07'38"	S 84°38'44" W	23.37'
C38	42.86'	120.00'	20°27'46"	S 68°49'32" E	42.63'
C39	42.86'	120.00'	20°27'46"	S 49°21'46" E	42.63'
C40	42.86'	120.00'	20°27'46"	N 27°54'00" E	42.63'
C41	48.20'	120.00'	23°07'45"	N 11°19'48" W	47.87'
C42	42.86'	120.00'	20°27'46"	S 33°54'03" E	42.63'
C43	42.86'	120.00'	20°27'46"	N 53°31'40" E	42.63'
C44	42.86'	120.00'	20°27'46"	N 73°56'35" W	42.63'
C47	36.63'	120.00'	17°29'29"	N 08°55'23" E	36.49'

