

Hidden Hills Country Club Estates Unit 7

A PORTION OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 72

SHEET 1 OF 3 SHEETS

TAXES VERIFIED R.B.A.

CAPTION

A portion of Section 33, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of Hidden Hills Country Club Estates Unit 4, as recorded in Plat Book 43, pages 5, 5A, 5B and 5C of the current Public Records of said Duval County, Florida, said point being situate in the Westerly right-of-way line of Mission Hills Drive East, as shown on said plat, said right-of-way line being a curve concave Easterly and having a radius of 1030.00 feet; thence Northerly along and around the arc of said curve, and along said Westerly right-of-way line of Mission Hills Drive East, an arc distance of 41.48 feet, said arc being subtended by a chord bearing and distance of North 14°39'58" East, 41.47 feet to the POINT OF BEGINNING; thence North 74°10'48" West, 93.68 feet; thence North 82°44'08" West, 639.41 feet; thence South 76°41'40" West, 636.35 feet; thence North 44°05'51" West, 76.79 feet; thence North 15°06'39" East, 326.11 feet; thence South 73°02'18" East, 104.71 feet; thence North 76°41'40" East, 230.00 feet; thence North 46°50'56" East, 9.03 feet; thence North 43°01'04" West, 230.00 feet; thence North 70°53'32" West, 106.14 feet; thence North 19°06'28" East, 320.51 feet; thence North 78°02'42" East, 77.40 feet; thence South 43°01'04" East, 650.17 feet; thence South 82°44'07" East, 760.85 feet to an intersection with the Westerly right-of-way line of Mission Hills Drive East (a 60 foot right-of-way), Hidden Hills Country Club Estates Unit 4, as shown in Plat Book 43, Pages 5 through 5C, inclusively of said County records; thence Southerly along last said line along and around the arc of a curve concave Westerly, and having a radius of 2170.00 feet, an arc distance of 83.92 feet, said arc being subtended by a chord bearing and distance of South 28°57'34" West, 83.92 feet to a point of reverse curvature; thence Southerly along and around the arc of curve concave Easterly, and having a radius of 1030.00 feet, an arc distance of 256.13 feet, said arc being subtended by a chord bearing and distance of South 22°56'36" West, 255.47 feet to the POINT OF BEGINNING.

Containing 13.903 acres, more or less

ADOPTION AND DEDICATION:

This is to certify that Hidden Hills Golf Club, Inc., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the Caption hereon known as Hidden Hills Country Club Estates Unit 7 and has caused the same to be surveyed and subdivided; that First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation, and Wayland T. Coppedge, Jr. and Mary Coppedge Collier are the holders of mortgages on said lands; that this plat is made in accordance with said survey, and is hereby adopted as a true and correct plat of said lands. No part of said lands is dedicated to the City of Jacksonville, Florida, or to the public. All of the property designated on this plat and all easements on this plat are and shall remain privately owned and the sole and exclusive property of the Developer and its successors and grantees, if any, of said lands and easements. The Developer hereby grants to the present and future owners of the lots and other lands shown on this plat and to their guests, invitees and domestic help and to delivery, pick-up, and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities authorized by the Developer to serve such lands, holders of mortgage liens on such lands, and such other persons as the Developer, from time to time, may designate the non-exclusive and perpetual right to ingress and egress over and across said land and easements. Southern Utilities, Inc. will install the potable water and domestic sewer systems and as this is being done, Developer will convey and grant by separate instrument perpetual exclusive and unobstructed easements to Southern Utilities, Inc. Regardless of the preceding provisions, Developer reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Developer, may create or participate in a disturbance or a nuisance on any part of the lands shown on this plat. The Developer, its successors or assigns, shall be responsible for the maintenance of all common areas, including roadways, recreational facilities and drainage.

In witness whereof Hidden Hills Golf Club, Inc., Wayland T. Coppedge, Jr., Mary Coppedge Collier and First Federal Savings and Loan Association of Jacksonville have caused these presents to be executed this 5th day of July, 1988.

HIDDEN HILLS GOLF CLUB, INC.

Witness:

Witness:

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF JACKSONVILLE

Witness:

Witness:

Witness:

Witness:

Witness:

Witness:

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 1st day of July, A.D., 1988 by James E. Putnal, President of Hidden Hills Golf Club, Inc., a Florida Corporation on behalf of the Corporation.

Notary Public At Large
State of Florida

July 5, 1991
My Commission Expires

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 5th day of July, A.D., 1988 by Ron Minnix, Vice President of First Federal Savings & Loan Association of Jacksonville, a United States of America corporation on behalf of the Corporation.

Notary Public At Large
State of Florida

Jan. 19, 1990
My Commission Expires

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 1st day of July, A.D., 1988 by Wayland T. Coppedge, Jr.,

Notary Public At Large
State of Florida

April 27, 1992
My Commission Expires

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 1st day of July, A.D., 1988 by Wayland T. Coppedge, Jr., as attorney in-fact for Mary Coppedge Collier, by virtue of that certain Power of Attorney recorded in Official Records Volume 6199, Page 1866 of the current Public Records of Duval County, Florida.

Notary Public At Large
State of Florida

April 27, 1992
My Commission Expires

APPROVED

DATE: 8-16-88

For Director of Public Works

By: James E. Putnal

City Engineer

For General Counsel

By: Wayland T. Coppedge, Jr.

CLERK'S CERTIFICATE

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 44, Pages 72, 72A, 72B of the Public Records of Duval County, Florida.

Signed this 16th day of Sept., A.D., 1988.

Henry W. Cook

Henry Cook, Clerk of
Circuit Court

By: Doris Lacofield, D.C.

APPROVED FOR THE RECORD

This is to certify that the above plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 88-931-476 of said City and adopted by its City Council and approved by its Mayor this 1st day of September, A.D., 1988.

Thomas P. Hooper

Mayor of the City of Jacksonville

Charles W. Kidd

Secretary to the City Council
of the City of Jacksonville

DEVELOPER'S CERTIFICATE

This is to certify that HIDDEN HILLS GOLF CLUB, INC. has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 8 day of SEPT., A.D., 1988.

James E. Putnal

Developer
JAMES E. PUTNAL

President, HIDDEN HILLS GOLF CLUB, INC.

James E. Putnal

Director of Public Works

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, plated 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 requirements of Florida Statute 177, that the survey and legal description are accurate and permanent reference monuments have been placed and permanent control points will be placed according to the laws of the State of Florida and the current regulations of the City of Jacksonville.

Signed this 8th day of July, A.D., 1988.

Gregory B. Clay

Registered Land Surveyor No. 3377

State of Florida

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State of Florida

Clary & Associates, Inc.

Professional Land Surveyors

3830 Crown Point Rd., Suite A

Jacksonville, Florida 32217

(904) 260-2703

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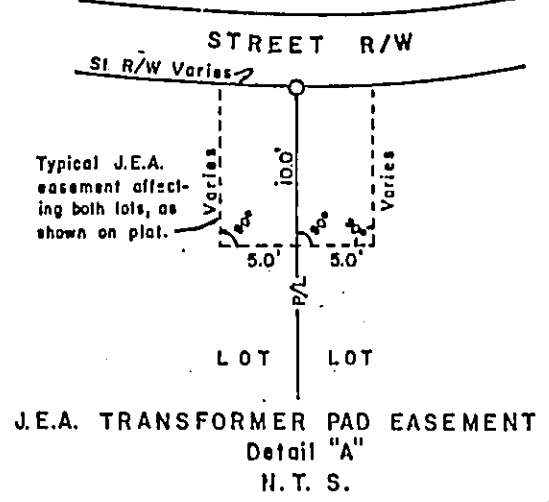
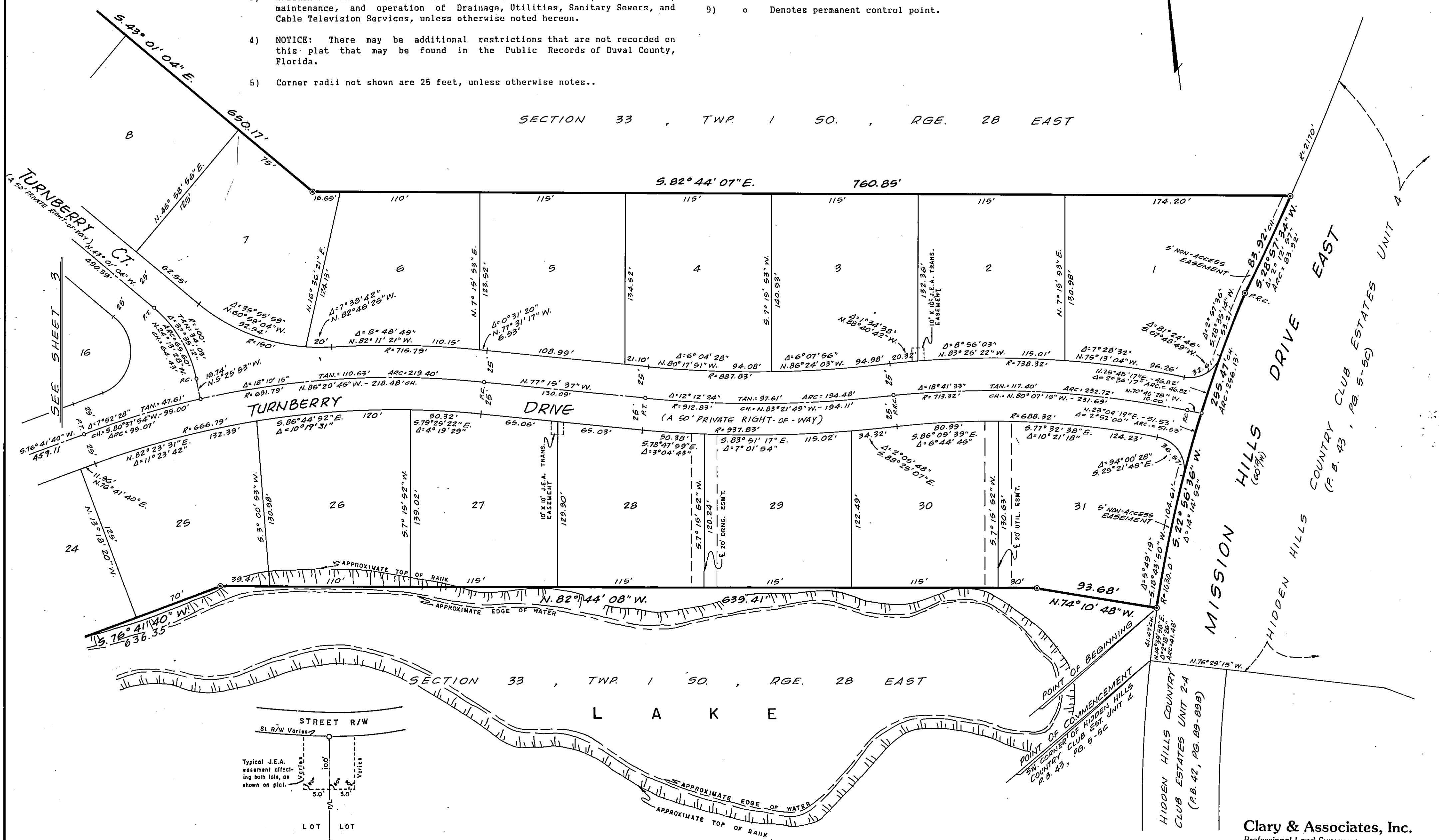
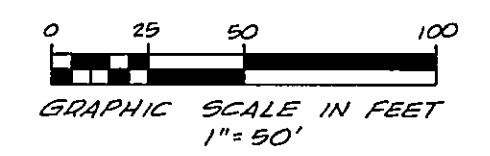
PLAT BOOK 44 PAGE 72A

SHEET 2 OF 3 SHEETS

Total Number of Lots this unit: 31

GENERAL NOTES

- 1) Bearings shown hereon are based on the plat of Hidden Hills Country Club Estates Unit 4, City of Jacksonville, Duval County, Florida, as recorded in Plat Book 43, Pages 5 through 5C of the Current Public Records of said County.
- 2) Elevations shown hereon are based on U.S. Coastal and Geodetic Survey Datum, National Vertical Datum of 1929. (Mean Sea Level).
- 3) Easements shown hereon are for the construction, installation, maintenance, and operation of Drainage, Utilities, Sanitary Sewers, and Cable Television Services, unless otherwise noted hereon.
- 4) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Duval County, Florida.
- 5) Corner radii not shown are 25 feet, unless otherwise notes..
- 6) The property described in the caption on sheet 1 of 3 is subject to developers agreement as recorded in Official Records Book 6127, Page 643.
- 7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 8) $\odot$ Denotes permanent reference monument.
- 9) $\circ$ Denotes permanent control point.



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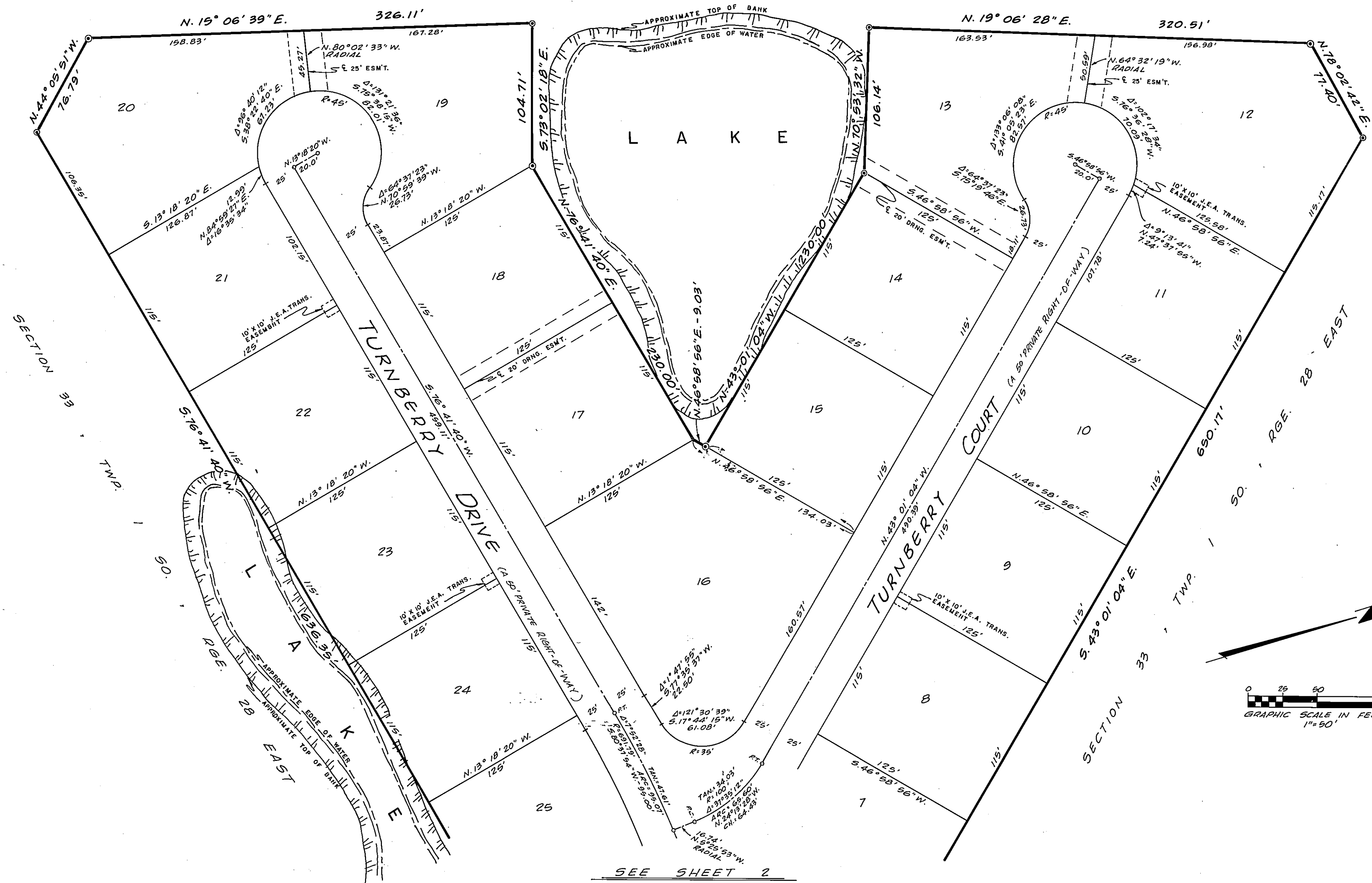
Hidden Hills Country Club Estates Unit 7

A PORTION OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 44 PAGE 72B

SHEET 3 OF 3 SHEETS.
SEE SHEET 2 FOR NOTES.

SECTION 33, TWP. 1 SO., RGE. 28 EAST



SEE SHEET 2

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