

Hidden Hills Country Club Estates Unit 8

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

PLAT BOOK 45 PAGE 26

SHEET 1 OF 6 SHEETS

TAXES VERIFIED R.B.F.

CAPTION

A portion of Section 33, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwesterly corner of Lot 1, as shown on the Plat of Hidden Hills Country Club Estates Unit Five as recorded in Plat Book 43, Pages 78 through 78C, inclusive of the Current Public Records of said County; thence North 89°35'20" West, 60.56 feet to an intersection with the arc of a curve leading Southwesterly; thence along and around the arc of a curve concave Southeasterly and having a radius of 2530.00 feet, an arc distance of 236.24 feet, said arc being subtended by a chord bearing and distance of South 05°27'34" West, 236.15 feet to the POINT OF BEGINNING; thence continuing Southeasterly along and around the arc of said curve concave Easterly and having a radius of 2530.00 feet, an arc distance of 264.22 feet, said arc being subtended by a chord bearing and distance of South 00°12'26" East, 264.10 feet to the point of reverse curvature of a curve leading Southwesterly; thence along and around the arc of a curve concave Westerly and having a radius of 820.01 feet, an arc distance of 292.87 feet, said arc being subtended by a chord bearing and distance of South 07°01'56" West, 291.31 feet to the point of compound curvature of a curve leading Southwesterly; thence along and around the arc of said curve being concave Northwesterly and having a radius of 2170.00 feet, an arc distance of 87.91 feet, said arc being subtended by a chord bearing and distance of South 18°28'30" West, 87.90 feet to a point on said curve. Thence North 82°44'01" West, 168.48 feet; Thence North 34°24'44" West, 414.79 feet; Thence North 10°56'57" West, 59.07 feet; Thence North 32°08'55" East, 124.76 feet; Thence South 74°22'38" East, 149.49 feet; Thence South 65°33'37" East, 94.32 feet; Thence South 40°23'12" East, 140.46 feet; Thence South 32°28'50" East, 91.16 feet; Thence South 62°26'18" East, 194.98 feet; Thence South 86°33'25" East, 242.66 feet to the POINT OF BEGINNING.

APPROVED

DATE: 2/17/89
For Director of Public Works

By: W. M. C. M. C. M.
City Engineer

For General Counsel

By: Ann Tarnice

CLERK'S CERTIFICATE

89-26425

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 45, Pages 26, 26A thru 26E of the Public Records of Duval County, Florida.

Signed this 14th day of March A.D., 1989.

Henry W. Cook
Henry Cook, Clerk of Circuit Court

By: Doris Laegfield
DEPUTY CLERK

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. 89-192-SS of said City and adopted by its City Council and approved by its Mayor this 14th day of March A.D., 1989.

Thomas L. H. H. H.
Mayor of the City of Jacksonville

Richard H. 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 664.109 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 guaranteed that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 9 day of MARCH A.D., 1989.

James E. Putnal
Developer

James E. Putnal
Director of Public Works

JAMES E. PUTNAL
President, HIDDEN HILLS GOLF CLUB, INC.

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, plotted 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 15th day of February A.D., 1989.

John S. Adams
Registered Land Surveyor No. 4469
State of Florida

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 31st day of October A.D., 1988 by James E. Putnal, President of Hidden Hills Golf Club, Inc., a Florida Corporation on behalf of the Corporation.

Carrie L. Eaker
Notary Public At Large
State of Florida

6-20-92
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 21st day of October A.D., 1988 by Willard E. Allen, Jr. Vice President of First Federal Savings & Loan Association of Jacksonville, a United States of America corporation on behalf of the Corporation.

Continence L. Allen
Notary Public At Large
State of Florida

12-8-89
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 28th day of October A.D., 1988 by Wayland T. Coppedge, Jr.,

Wayland T. Coppedge, Jr.
Notary Public At Large
State of Florida

7/5/91
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 28th day of October 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.

Wayland T. Coppedge, Jr.
Notary Public At Large
State of Florida

7/5/91
My Commission Expires

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 8 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 one 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, EXCEPT FOR JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS AS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEES. 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 system 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 31 day of October, 1988.

HIDDEN HILLS GOLF CLUB, INC.

Witness: James E. Putnal
President

Witness: Ken J. Murray

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF JACKSONVILLE

Witness: Willard E. Allen, Jr.
Vice President

Witness: Douglas V. Bryan

THE COPPEDGES AS INDIVIDUALS

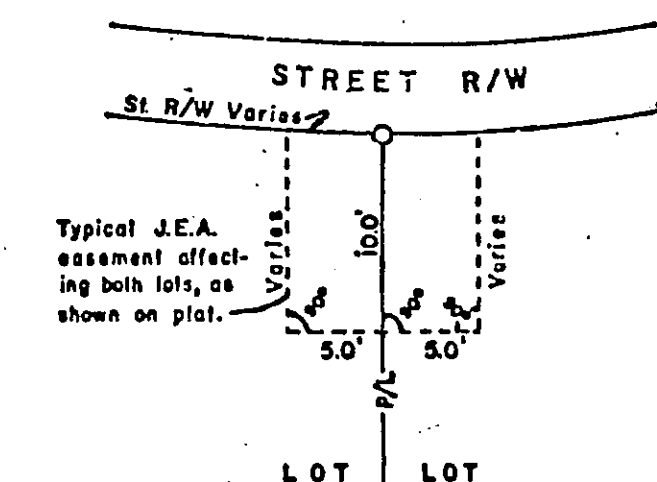
Witness: Wayland T. Coppedge, Jr.
Wayland T. Coppedge, Jr.

Witness: Mary Coppedge Collier
Mary Coppedge Collier, Jr., as attorney in fact for Mary Coppedge Collier

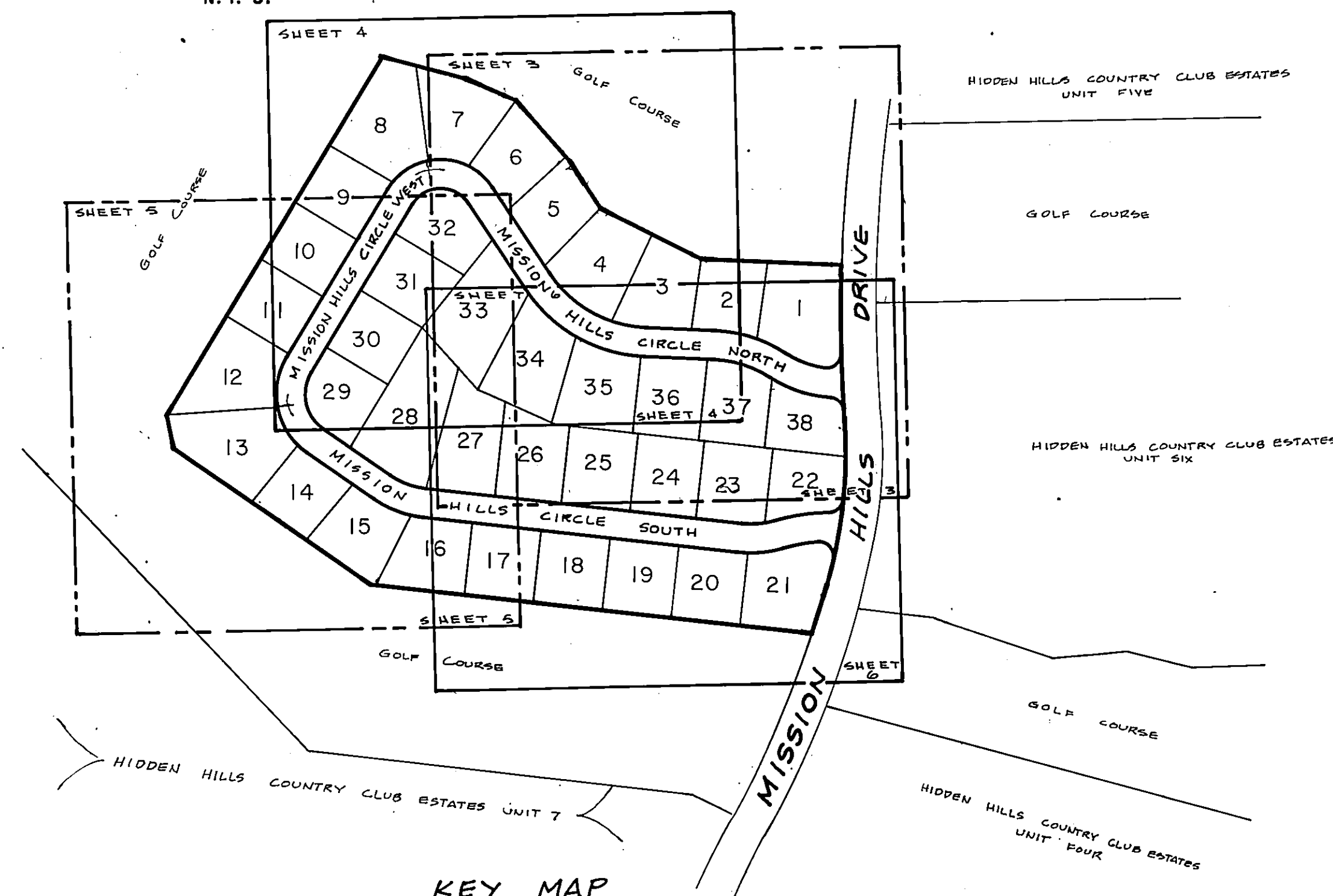
Witness: Carrie L. Eaker

Hidden Hills Country Club Estates Unit 8

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



J.E.A. TRANSFORMER PAD EASEMENT
Detail "A"
N.T.S.



GENERAL NOTES

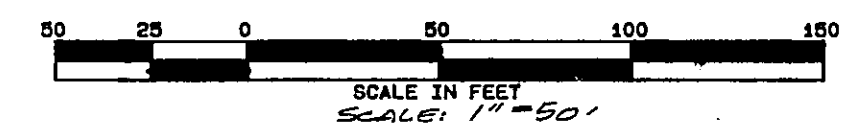
- 1) Bearings shown hereon are based on the plat of Hidden Hills Country Club Estates Unit 4, City of Jacksonville, Duval County, Florida, as recorded in Plat Book 43, Pages 5 through 5C of the Current Public Records of said County.
- 2) Elevations shown hereon are based on U.S. Coastal and Geodetic 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 6 is subject to developer's 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) ■ Denotes permanent reference monument.
- 9) △ Denotes permanent control point.

AREA TABLE			
LOT #	SQ. FOOTAGE	LOT #	SQ. FOOTAGE
1	22368	20	15004
2	14424	21	19584
3	16952	22	14274
4	20097	23	16126
5	16183	24	15525
6	15482	25	16200
7	19303	26	16827
8	21879	27	19408
9	14669	28	27346
10	14512	29	14319
11	14512	30	14375
12	20858	31	15237
13	22836	32	14847
14	14493	33	23099
15	16532	34	20374
16	16254	35	18242
17	15000	36	15833
18	15000	37	15755
19	15000	38	13911

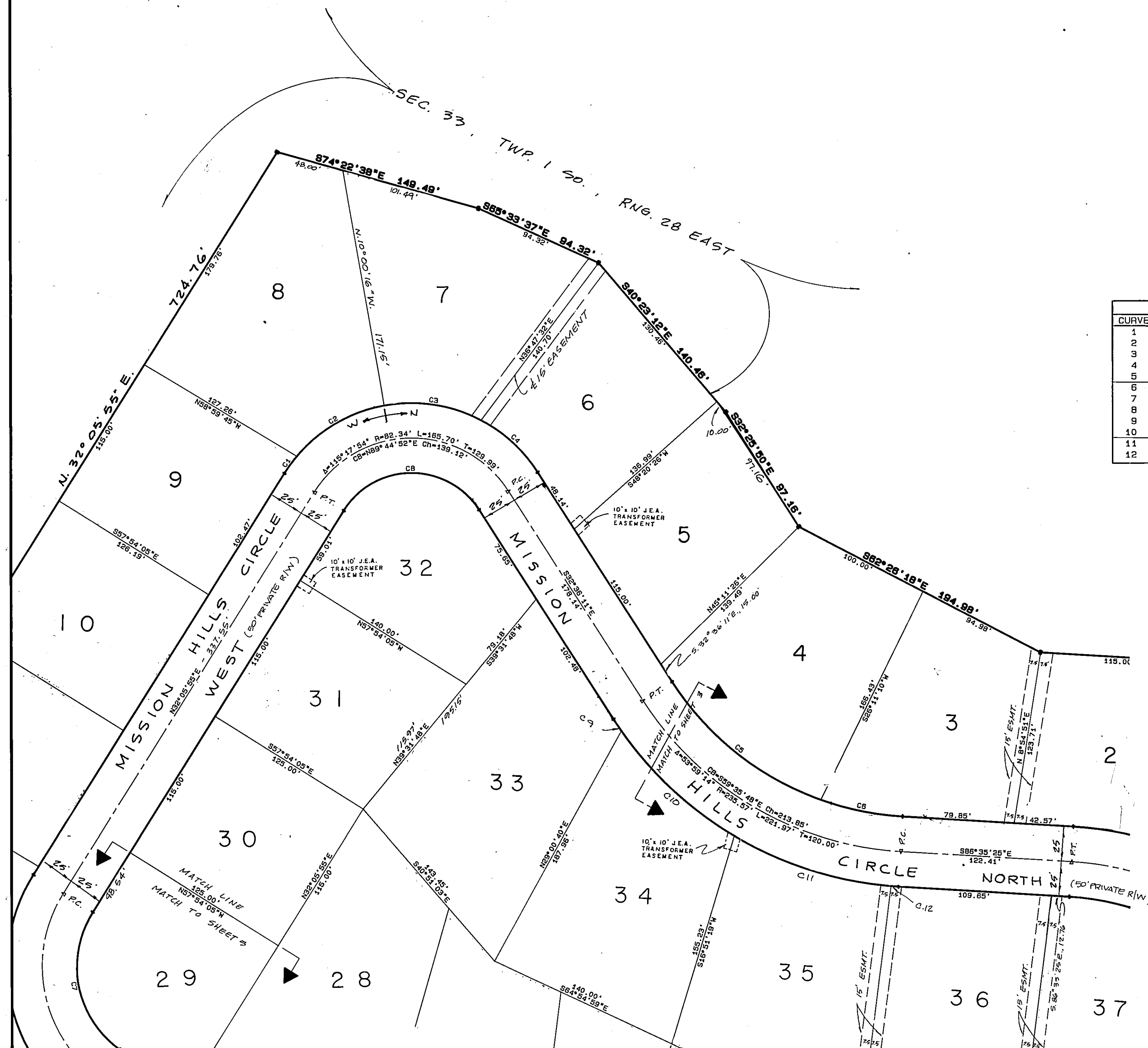
CURVE		TANGENT		CHORD BEARING		CHORD	
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD	
1	30° 39' 13"	213.53	58.52	114.24	S71° 15' 49"E	112.88	
2	33° 39' 08"	193.50	58.52	113.65	S72° 45' 46"E	112.02	
3	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56"E	70.39	
4	29° 41' 20"	107.34	28.45	55.62	S47° 26' 51"E	55.00	
5	37° 36' 20"	210.57	71.70	138.21	S51° 24' 21"E	135.74	
6	16° 22' 54"	210.57	30.31	60.20	S78° 23' 58"E	60.00	
7	17° 24' 45"	238.53	36.53	72.49	S77° 53' 01"E	72.21	
8	13° 14' 25"	238.53	27.68	55.12	S62° 33' 25"E	55.00	
9	24° 57' 46"	168.50	37.30	73.41	S68° 25' 05"E	72.83	
10	99° 46' 26"	25.00	29.67	43.53	N49° 12' 50"E	38.24	
11	0° 15' 34"	2530.00	5.73	11.45	S 3° 04' 10"E	11.45	
12	4° 46' 06"	820.01	34.14	68.25	S 0° 48' 54"E	68.23	
13	5° 11' 10"	820.01	37.14	74.22	S 0° 09' 44"W	74.20	
14	2° 11' 56"	260.57	5.00	10.00	S33° 42' 09"E	10.00	
15	24° 25' 35"	260.57	56.40	111.09	S47° 00' 55"E	110.25	
16	26° 07' 46"	260.57	60.47	118.83	S72° 17' 36"E	117.81	
17	1° 43' 57"	260.57	2.80	5.60	S85° 58' 27"E	5.60	
18	30° 39' 10"	188.53	51.67	100.86	S71° 15' 47"E	99.66	
19	30° 42' 49"	218.50	60.01	117.13	S70° 02' 50"E	115.73	
20	82° 27' 51"	25.00	21.91	35.98	S44° 10' 19"E	32.96	
21	1° 05' 09"	2530.00	23.97	47.95	N.2° 23' 49"W.	47.95	
22	10° 10' 01"	2530.00	26.07	52.14	N.1° 15' 49"W.	52.14	

MISSION HILLS DRIVE EAST
(60. PRIVATE R/W)
PER HIDDEN HILLS COUNTRY CLUB UNIT 6, P.B. 43, Pgs 97-97B

Professional Land Surveyors
3830 Crown Point Rd., Suite A
Jacksonville, Florida 32217
(904) 260-2703



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



***** C U R V E T A B L E *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	8°00'48"	107.34	7.52	15.01	N36°06'19"E	15.01
2	39°18'56"	107.34	38.34	73.66	N59°46'11"E	72.23
3	38°16'50"	107.34	37.25	71.72	S81°25'56"E	70.39
4	29°41'20"	107.34	28.45	55.62	S47°26'51"E	55.00
5	37°36'20"	210.57	71.70	138.21	S51°24'21"E	135.79
6	16°22'54"	210.57	30.31	60.20	S78°23'58"E	60.00
7	86°30'39"	75.00	70.57	113.24	N.111°09'25"W.	102.79
8	115°17'54"	57.34	90.52	115.39	N89°44'52"E	96.80
9	2°11'55"	280.57	5.00	10.00	S33°42'09"E	10.00
10	24°25'35"	280.57	56.40	111.09	S47°00'55"E	110.25
11	26°07'46"	280.57	60.47	118.83	S72°47'36"E	117.89
12	1°43'57"	280.57	2.80	5.60	S85°58'27"E	5.60

NOTE: SEE SHEET 2 FOR GENERAL NOTES.

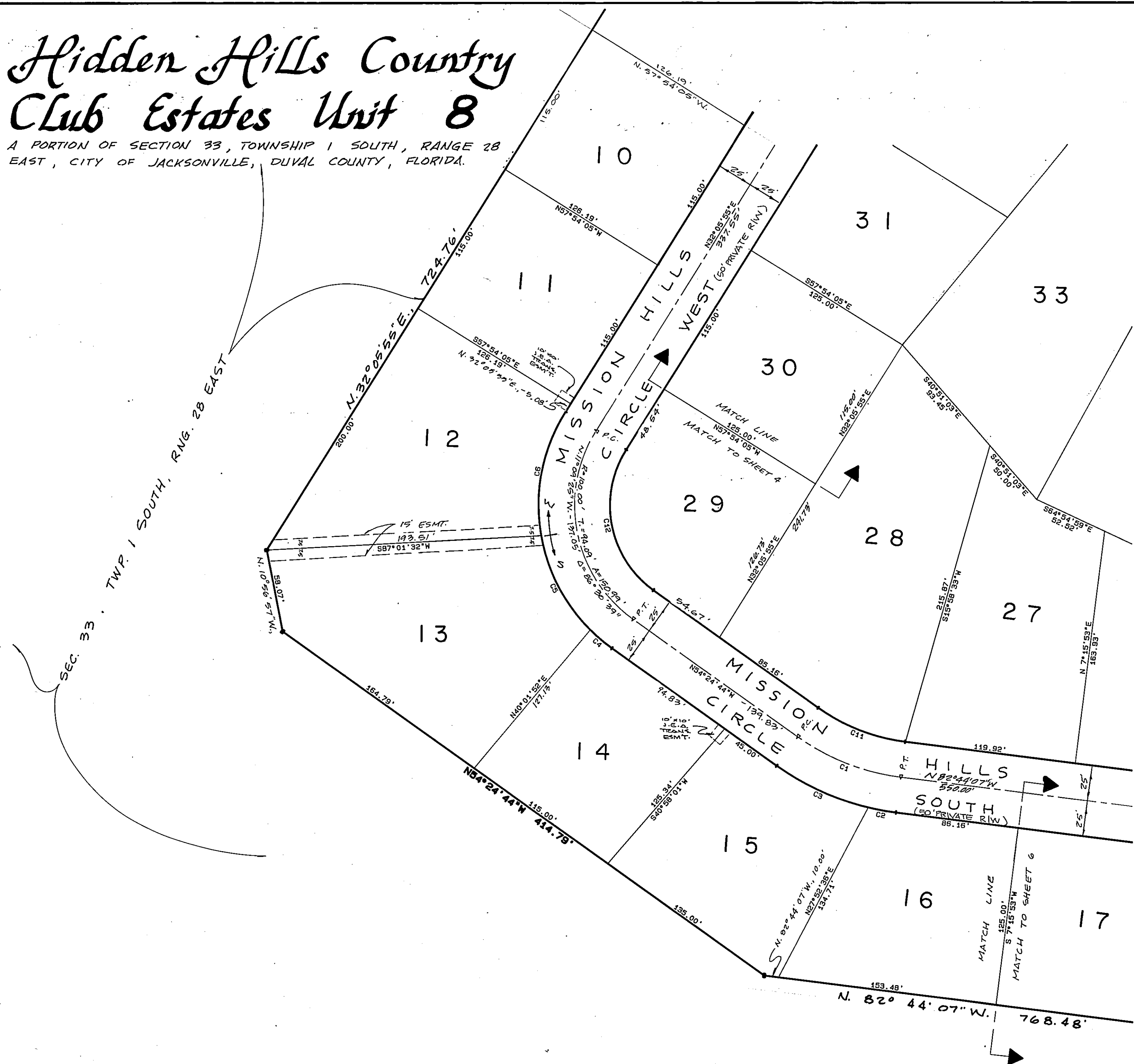
Clary & Associates, Inc.
Professional Land Surveyors
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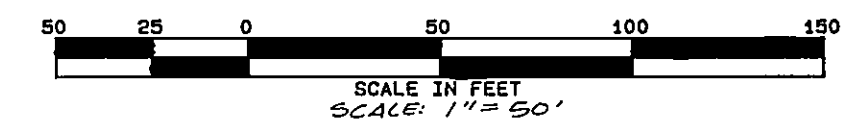
Hidden Hills Country Club Estates Unit 8

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

PLAT BOOK 45 PAGE 26D
SHEET 5 OF 6 SHEETS



CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	28° 19' 23"	158.53	40.00	78.37	N68° 34' 26"W	77.57
2	6° 13' 18"	183.53	9.97	19.93	N79° 35' 58"W	19.92
3	22° 04' 34"	183.53	35.80	70.71	N65° 27' 04"W	70.28
4	10° 10' 17"	125.00	11.12	22.19	S 49° 19' 36"E	22.16
5	34° 17' 23"	125.00	38.96	74.81	S 27° 05' 46"E	73.70
6	42° 02' 59"	125.00	48.05	91.74	S 11° 04' 25"W	89.69
7	8° 00' 48"	107.34	7.52	15.01	N36° 06' 19"E	15.00
8	39° 18' 56"	107.34	38.34	73.66	N59° 46' 11"E	72.22
9	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56"E	70.35
10	29° 41' 20"	107.34	28.45	55.62	S 47° 26' 51"E	55.00
11	28° 21' 29"	133.53	33.74	66.09	N68° 35' 28"W	65.42
12	86° 30' 39"	75.00	70.57	113.24	N 11° 09' 28"W	102.79
13	15° 17' 54"	57.34	90.52	115.39	N89° 44' 52"E	96.88

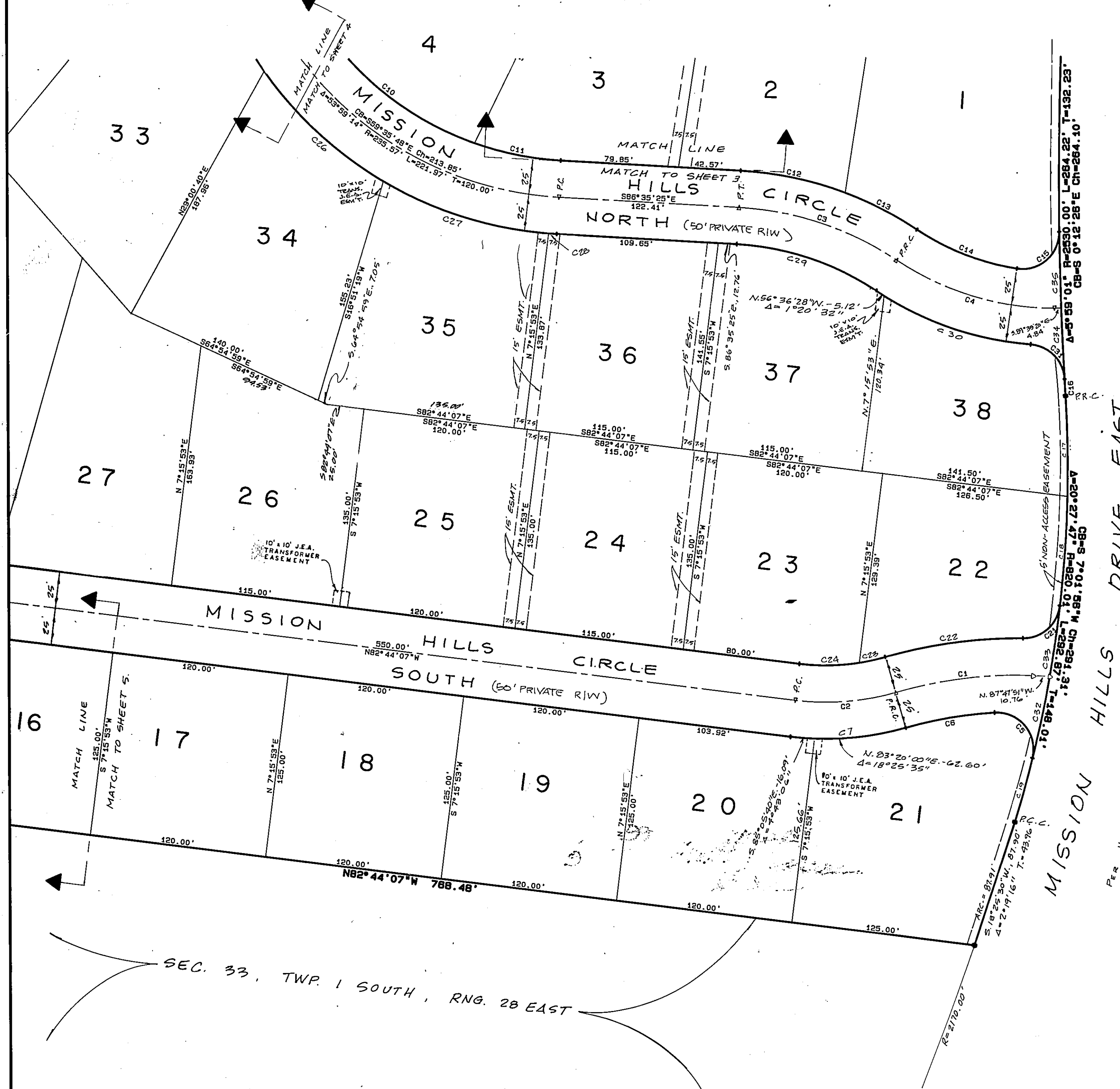


NOTE: SEE SHEET 2 FOR GENERAL NOTES.

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Hidden Hills Country Club Estates Unit 8

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



CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	18° 04' 54"	301.17	47.92	95.04	S83° 09' 42" W	94.65
2	23° 08' 40"	170.49	34.91	68.87	S85° 41' 33" W	68.40
3	30° 39' 13"	213.53	58.52	114.24	S71° 15' 49" E	112.88
4	33° 39' 08"	193.50	58.52	113.65	S72° 45' 46" E	112.02
5	107° 17' 19"	25.00	33.96	46.81	N39° 31' 47" W	40.27
6	12° 42' 18"	276.17	30.75	61.24	S80° 28' 25" W	61.11
7	23° 08' 40"	195.49	40.03	78.97	S85° 41' 33" W	78.43
8	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56" E	70.39
9	29° 41' 20"	107.34	28.45	55.62	S47° 26' 51" E	55.00
10	37° 36' 20"	210.57	71.70	138.21	S51° 24' 21" E	135.74
11	16° 22' 54"	210.57	30.31	60.20	S78° 23' 58" E	60.00
12	17° 24' 45"	238.53	36.53	72.49	S77° 53' 01" E	72.21
13	13° 14' 25"	238.53	27.68	55.12	S62° 33' 25" E	55.00
14	24° 57' 46"	168.50	37.30	73.41	S68° 25' 05" E	72.83
15	99° 46' 26"	25.00	29.67	43.53	N49° 12' 50" E	38.24
16	0° 15' 34"	2530.00	5.73	11.45	S 3° 04' 10" E	11.45
17	4° 46' 06"	820.01	34.14	68.25	S 0° 48' 54" E	68.23
18	5° 11' 10"	820.01	37.14	74.22	S 4° 09' 44" W	74.20
19	3° 08' 58"	820.01	22.54	45.07	S15° 41' 21" W	45.07
20	2° 19' 16"	2170.00	43.96	87.91	S18° 25' 30" W	87.90
21	83° 59' 28"	25.00	22.51	36.65	S48° 45' 03" W	33.45
22	16° 37' 32"	326.17	47.66	94.65	S82° 26' 01" W	94.31
23	7° 11' 11"	145.49	9.14	18.25	S77° 42' 48" W	18.24
24	15° 57' 28"	145.49	20.39	40.52	S89° 17' 08" W	40.39
25	2° 11' 56"	260.57	5.00	10.00	S33° 42' 09" E	10.00
26	24° 25' 35"	260.57	56.40	111.09	S47° 00' 55" E	110.25
27	26° 07' 46"	260.57	60.47	118.83	S72° 17' 36" E	117.81
28	1° 13' 57"	260.57	2.80	5.60	S85° 58' 27" E	5.60
29	30° 39' 10"	188.53	51.67	100.86	S71° 15' 47" E	99.65
30	28° 07' 30"	218.50	54.73	107.26	S71° 20' 29" E	106.18
31	82° 27' 51"	25.00	21.91	35.98	S44° 10' 19" E	32.96
32	3° 51' 30"	820.01	28.58	57.13	N 12° 07' 07" E	57.12
33	3° 22' 02"	820.01	24.10	48.19	N 8° 26' 20" E	48.19
34	1° 05' 09"	2530.00	23.97	47.15	N 2° 23' 49" W	47.95
35	1° 10' 51"	2530.00	26.07	52.14	N 1° 15' 49" W	52.14

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NOTE: SEE SHEET 2 FOR GENERAL NOTES.

