

Hidden Hills Country Club Estates Unit 10

PLAT BOOK 46 PAGE 16

SHEET 1 OF 3 SHEETS.
PSD: 88-006

A PORTION OF SECTIONS 3 AND 40, TOWNSHIP 2 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF LOT 22 AND TRACT "A", HIDDEN HILLS COUNTRY CLUB ESTATES UNIT 2, AS RECORDED IN PLAT BOOK 42, PAGES 64 THROUGH 64E (INCLUSIVE) OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

CAPTION

A portion of Government Lots 3 and 4, Section 3, together with a part of the Antelm Gay Grant, Section 40, all lying within Township 2 South, Range 28 East, Duval County, Florida, together with a portion of Lots 22 and Tract "A", as shown on the plat of Hidden Hills Country Club Estates Unit 2, as recorded in Plat Book 42, Pages 64, 64A, 64B, 64C, 64D and 64E of the Current Public Records of said County and all being more particularly described as follows: BEGINNING at the Northwest corner of said Section 3, said point also being the Northeast corner of Section 4, said Township and Range and the Northeast corner of Cobblestone Unit Two, as recorded in Plat Book 41, Pages 85 through 88 (inclusive) of said Current Public Records, said point also being situate in the Southerly boundary of said Hidden Hills Country Club Estates Unit 2; thence North 88°52'29" East, along said last mentioned line and along the North line of said Government Lot 3, a distance of 313.84 feet; thence North 36°00'00" West, a distance of 116.47 feet to the Point of Curvature of a curve to the left; thence along and around the arc of said curve concave Southwesterly and having a radius of 209.31 feet, an arc distance of 81.47 feet; said arc being subtended by a chord bearing and distance of North 47°09'02" West, 80.96 feet to a point situate in the Southerly right of way line of Southern Hills Circle West (as shown on said plat of Hidden Hills Country Club Estates Unit 2); said right of way line being a curve concave Northerly and having a radius of 160.00 feet; thence Easterly along said right of way line and around the arc of said curve and along the Southerly right of way line of Southern Hills Circle East (as shown on said plat of Hidden Hills Country Club Estates Unit 2), an arc distance of 147.62 feet; said arc being subtended by a chord bearing and distance of South 84°43'53" East, 142.44 feet; thence Southerly along and around the arc of a curve concave Easterly and having a radius of 25.00 feet, an arc distance of 45.74 feet; said arc being subtended by a chord bearing and distance of South 16°25'09" West, 39.62 feet to the Point of Tangency of said curve; thence South 36°00'00" East, a distance of 119.60 feet to a point situate in the aforementioned Southerly boundary line of Hidden Hills Country Club Estates Unit 2, said point also being situate in the Northerly line of said Section 3; thence North 88°52'29" East, along last said lines and along the Northerly line of Government Lot 3 and along the Northerly line of said Section 40, a distance of 991.39 feet to a point situate in the Westerly right of way line of Mt. Pleasant Road (an 80 foot right of way as now established); thence South 19°54'52" East, along last said line, a distance of 408.09 feet; thence South 42°41'36" West, a distance of 304.10 feet; thence South 19°54'52" East, a distance of 310.80 feet; thence South 22°21'50" West, a distance of 452.15 feet to a point situate in the Southerly line of said Government Lot 3; thence North 88°57'20" East, along last said line, a distance of 101.87 feet to the Northeast corner of said Government Lot 4; thence South 00°53'10" East, along last said line, a distance of 877.82 feet; thence South 89°37'47" West, a distance of 496.81 feet to its intersection with an arc of a curve leading Northerly; thence Northerly along and around the arc of said curve concave Westerly and having a radius of 440.00 feet, an arc distance of 56.00 feet; said arc being subtended by a chord bearing and distance of North 04°01'00" West, 55.96 feet; thence South 89°06'22" West, a distance of 237.36 feet; thence North 00°53'38" West, a distance of 291.57 feet; thence North 67°08'46" East, a distance of 74.76 feet; thence North 88°52'29" East, a distance of 118.84 feet to its intersection with an arc of a curve leading Northerly; thence Northerly along and around the arc of said curve concave Easterly and having a radius of 1060.00 feet, an arc distance of 256.06 feet; said arc being subtended by a chord bearing and distance of North 02°29'37" East, 255.44 feet to the Point of Tangency of said curve; thence North 09°24'50" East, a distance of 351.00 feet; thence South 88°52'29" West, a distance of 855.08 feet to a point situate in the aforementioned Westerly line of said Government Lot 3; said point also being situate in the Westerly line of said Section 3; thence North 00°53'38" West, along last said line and along the Easterly boundary line of said Cobblestone Unit Two, a distance of 1210.01 feet to the POINT OF BEGINNING.

Containing 51.8309 acres, more or less.

DEVELOPERS 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, (including sidewalks) as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed and Sealed this 29th day of March A.D., 1990.

James E. Putnal
James E. Putnal, President

[Signature]
Director of Public Works

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 10 and has caused the same to be surveyed and subdivided; that Southeast Bank for Savings, N.A., a United States of America Corporation is the holder of mortgage 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 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, 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. The J.E.A. easements as shown are dedicated to the Jacksonville Electric Authority, its successors and assigns, for use in its underground electric distribution system. 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. and Southeast Bank for Savings, N.A. have caused these presents to be executed this 31st day of October A.D., 1989.

HIDDEN HILLS GOLF CLUB, INC.

Witness: [Signature] [Signature]
James E. Putnal
President

Witness: [Signature]

SOUTHEAST BANK FOR SAVINGS, N.A.

Witness: [Signature] [Signature]
Frazier L. Dughl
Vice President

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of October A.D., 1989, by James E. Putnal, President of Hidden Hills Golf Club, Inc., a Florida Corporation.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: June 20, 1992

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25th day of October A.D., 1989 by Frazier L. Dughl, Vice President of Southeast Bank for Savings, N.A., a United States of America Corporation.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Jan. 13, 1991

CLERK'S CERTIFICATE 90-28301

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 46 Pages 16, 16A, 16B of the Public Records of Duval County, Florida, this 14th day of March A.D., 1990.

[Signature]
Henry Cook
Clerk of the Circuit Court

By: [Signature]
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 90-78-26 of said City, adopted by its Council and approved by its Mayor this 21st day of February A.D., 1990.

[Signature] [Signature]
Mayor of the City of Jacksonville Secretary of the Council,
City of Jacksonville

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 to the laws of the State of Florida and the City of Jacksonville, Florida.

Signed and Sealed this 24th day of October A.D., 1989.

[Signature]
Richard A. Miller
Florida Registered Land Surveyor No. 3848

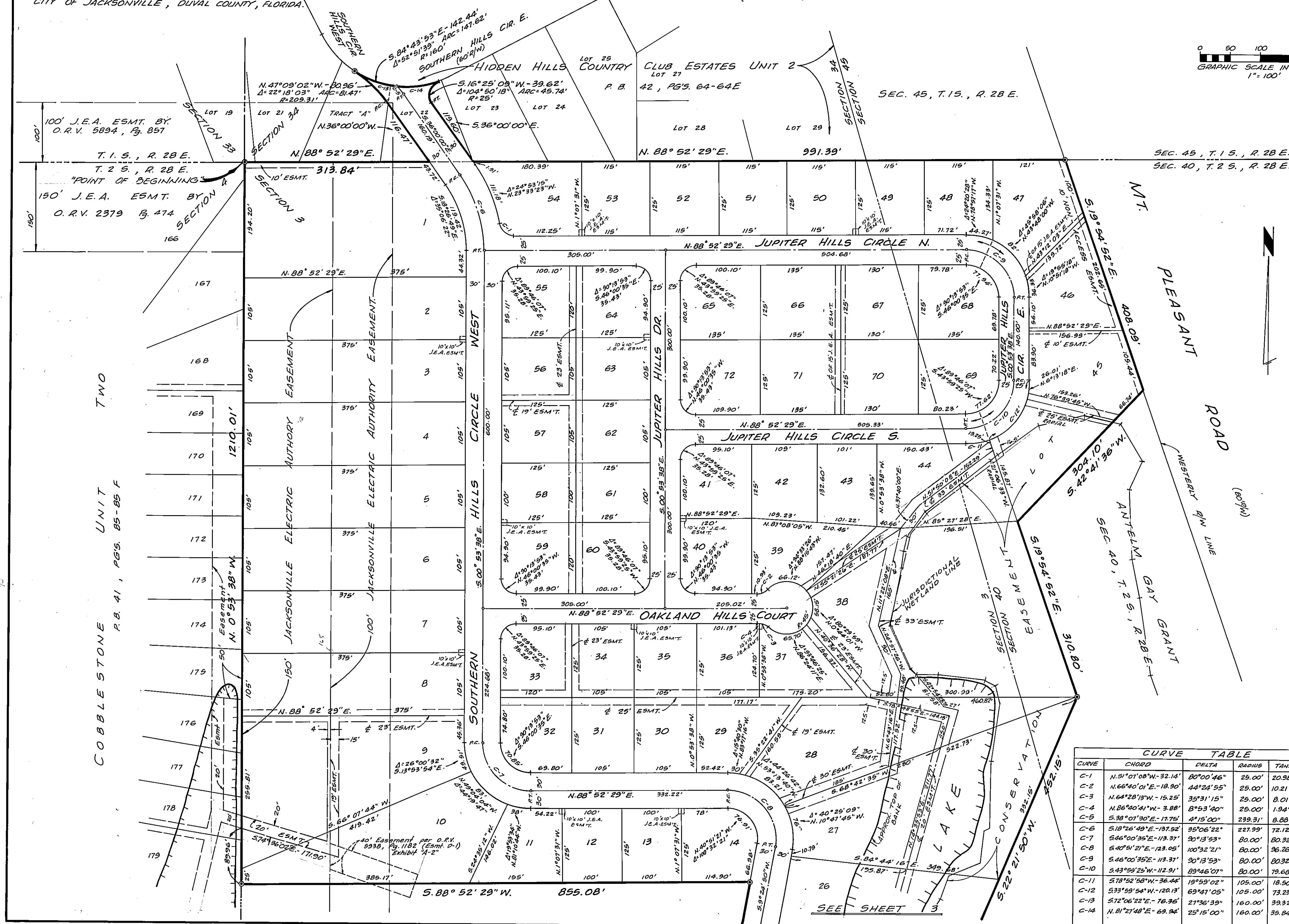
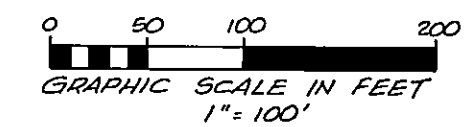
PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
11330-S ST. JOHNS INDUSTRIAL PARKWAY NORTH
JACKSONVILLE, FLORIDA 32216
(904) 642-8391

Hidden Hills Country Club Estates Unit 10

PLAT BOOK 46 PAGE 16A

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

A PORTION OF SECTIONS 3 AND 40, TOWNSHIP 2 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF LOT 22 AND TRACT "A", HIDDEN HILLS COUNTRY CLUB ESTATES UNIT 2, AS RECORDED IN PLAT BOOK 42, PAGES 64 THROUGH 64 E (INCLUSIVE) OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

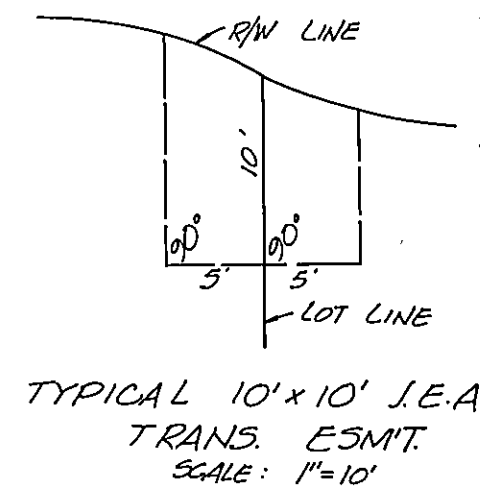
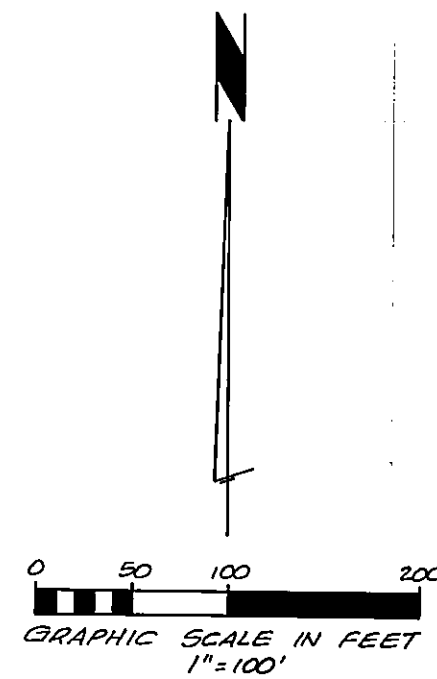


CURVE TABLE				
CURVE	CHORD	DELTA	RADIUS	TAN. ARC
C-1	N.51°01'08"W.-32.14'	80°00'46"	25.00'	20.38' 34.91'
C-2	N.66°40'01"E.-18.90'	44°24'55"	25.00'	10.21' 13.38'
C-3	N.64°28'13"W.-15.25'	35°31'15"	25.00'	8.01' 15.50'
C-4	N.86°40'41"W.-3.88'	8°53'40"	25.00'	1.94' 3.88'
C-5	S.38°01'30"E.-17.75'	4°15'00"	239.31'	8.88' 17.75'
C-6	S.18°26'49"E.-137.52'	35°06'22"	227.99'	72.12' 139.69'
C-7	S.46°00'36"E.-113.37'	30°13'53"	80.00'	80.32' 129.99'
C-8	S.40°51'21"E.-123.05'	100°32'21"	80.00'	36.26' 140.35'
C-9	S.46°00'35"E.-113.37'	30°13'53"	80.00'	80.32' 129.99'
C-10	S.43°59'25"W.-112.91'	89°46'07"	80.00'	79.68' 125.34'
C-11	S.78°52'58"W.-36.44'	19°59'02"	105.00'	18.50' 36.62'
C-12	S.33°59'54"W.-120.13'	69°41'05"	105.00'	73.23' 127.89'
C-13	S.72°06'22"E.-76.36'	27°36'39"	160.00'	39.32' 77.10'
C-14	N.81°27'48"E.-69.94'	25°15'00"	160.00'	35.84' 70.51'

Hidden Hills Country Club Estates Unit 10

PLAT BOOK 46 PAGE 16B
SHEET 3 OF 3 SHEETS.

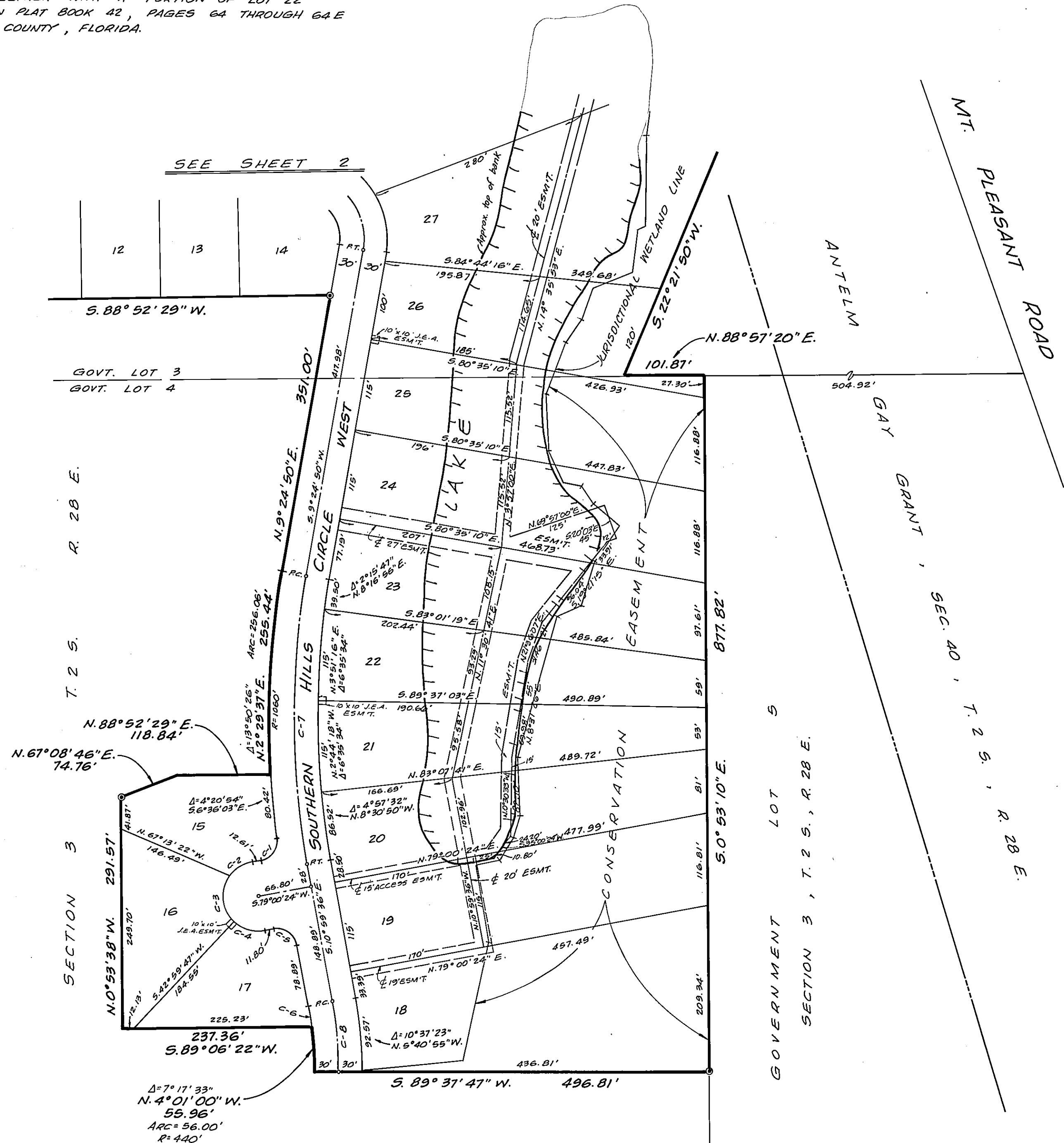
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CURVE	DELTA	RADIUS	TAN.	ARC	CHORD
C-1	87° 46' 54"	25.00'	24.05'	38.30'	5.35° 06' 57" W. 34.66'
C-2	45° 26' 44"	45.00'	18.85'	35.69'	5.56° 17' 02" W. 34.76'
C-3	80° 33' 53"	45.00'	38.14'	63.28'	5.6° 43' 17" E. 58.19'
C-4	53° 59' 23"	45.00'	22.92'	42.40'	5.73° 59' 55" E. 40.85'
C-5	90° 00' 00"	25.00'	25.00'	39.27'	5.95° 59' 36" E. 35.36'
C-6	3° 19' 50"	440.00'	12.79'	25.58'	5.9° 19' 41" E. 25.57'
C-7	20° 24' 26"	1030.00'	185.39'	366.86'	5.0° 47' 23" E. 364.92'
C-8	10° 37' 23"	470.00'	43.70'	87.14'	5.5° 40' 55" E. 87.02'

NOTES:

1. $\odot$ DENOTES PERMANENT REFERENCE MONUMENT.
2. $\circ$ DENOTES PERMANENT CONTROL POINT.
3. CORNER RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
5. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. BEARINGS BASED ON HIDDEN HILLS COUNTRY CLUB ESTATES UNIT 2, PLAT BOOK 42, PAGES 64-64E.
8. ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE INDICATED. CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY (J.E.A.) IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. $+$ DENOTES STREET NAME CHANGE POINT.
10. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY SUPERCEDE AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.



PREPARED BY:
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