

HIDDEN HILLS COUNTRY CLUB ESTATES UNIT NINE

BEING A PORTION OF GOVERNMENT LOTS 6, 7 AND 8, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 50 PAGE 97

SHEET 1 OF 4 SHEETS.

TAXES PAID THRU 1996
TAF

CAPTION

A portion of Government Lots 6, 7, and 8, Section 33, Township 1 South, Range 28 East, Duval County, Florida, and being more particularly described as follows: BEGINNING at the most Northwesterly corner of Mission Hills Drive East (a 60' private R/W), through 978, inclusively of the Current Public Records of said County; thence along the Westerly right-of-way line of said Mission Hills Drive East, run the following two (2) courses and distances: Course No. 1; Southerly along and around the arc of a curve concave Southwesterly and having a radius of 25.00 feet, an arc distance of 33.65 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 21°23'55" East, 31.17 feet; Course No. 2; thence Southerly along and around the arc of a curve concave Easterly and having a radius of 2530.00 feet, an arc distance of 538.17 feet, said arc being subtended by a chord bearing and distance of South 11°04'23" West, 537.16 feet; thence North 71°43'00" West, 364.53 feet; thence North 14°09'08" West, 358.04 feet; thence North 27°12'38" West, 139.14 feet; thence North 67°30'16" West, 111.45 feet; thence run South 54°35'45" West, 241.21 feet; thence South 41°38'33" West, 294.91 feet; thence South 52°08'53" West, 129.93 feet; thence North 87°11'27" West 101.88 feet; thence North 64°57'22" West, 63.79 feet; thence South 84°50'57" West, 212.59 feet; thence North 29°28'21" West, 98.34 feet; thence North 32°21'43" East, 232.59 feet; thence North 44°54'06" East, 260.45 feet; thence North 16°17'43" East, 149.50 feet to an intersection with the Southerly right-of-way line of Mount Pleasant Road (a variable right-of-way); thence along said Southerly right-of-way line run the following eight (8) courses and distances: Course No. 1; North 88°47'31" East, 399.72 feet; Course No. 2; South 69°10'20" East, 40.00 feet; Course No. 3; South 83°22'14" East, 110.00 feet; Course No. 4; North 88°47'31" East, 60.00 feet; Course No. 5; North 80°44'56" East, 127.71 feet; Course No. 6; Easterly along and around the arc of a curve concave Southerly and having a radius of 676.78 feet, an arc distance of 262.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 69°14'07" East, 260.70 feet; Course No. 7; thence South 58°07'49" East, 307.65 feet to the point of curvature of a curve leading Southeasterly; Course No. 8; Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 752.00 feet, an arc of 25.23 feet to the POINT OF BEGINNING, said arc being subtended by a chord bearing and distance of South 59°05'29" East, 25.23 feet.

Containing 15.7293 acres, more or less.

ADOPTION AND DEDICATION

This is to certify that John Wieland Homes of Jacksonville, 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 Nine and has caused the same to be surveyed and subdivided; that NationsBank, N.A. (South), a National Banking Association, as Administrative Agent for the Banks, 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 lands and easements. Those easements designated as "J.E.A.E.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "J.E.A.E." are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements. Southern States Utilities 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 States Utilities 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 and assigns, shall be responsible for the maintenance of all common areas, including roadways, recreational facilities and drainage.

In witness whereof John Wieland Homes of Jacksonville, Inc. and Nations Bank, N.A., South, have caused these presents to be executed this 13 day of October, A.D., 1996.

JOHN WIELAND HOMES OF JACKSONVILLE, INC.

Witness: H. Thomas Rodgers, III
H. Thomas Rodgers, III
Print name:

By: William R. Giles, Jr.
William R. Giles, Jr.
its Vice President

Witness: Ken L. Murray
Ken L. Murray
Print name:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of October, A. D., 1996 by William R. Giles, Jr., Vice President of John Wieland Homes of Jacksonville, Inc., on behalf of the corporation who is known to me or who or who has produced _____ as identification and who has taken an oath on behalf of the corporation.



MARGARET D. REID
My Commission CC267577
Expires Mar 16, 1997
Huckleberry Associates Inc
800-422-1555

By: Margaret D. Reid
Margaret D. Reid
Notary Public, State of Florida
My Commission Expires: 3/16/97
Print name: Margaret D. Reid

NATIONS BANK, N.A. (South), a National Banking Association
as Administrative Agent for the Banks

Witness: Ellen Doucette
Ellen Doucette
Print name:

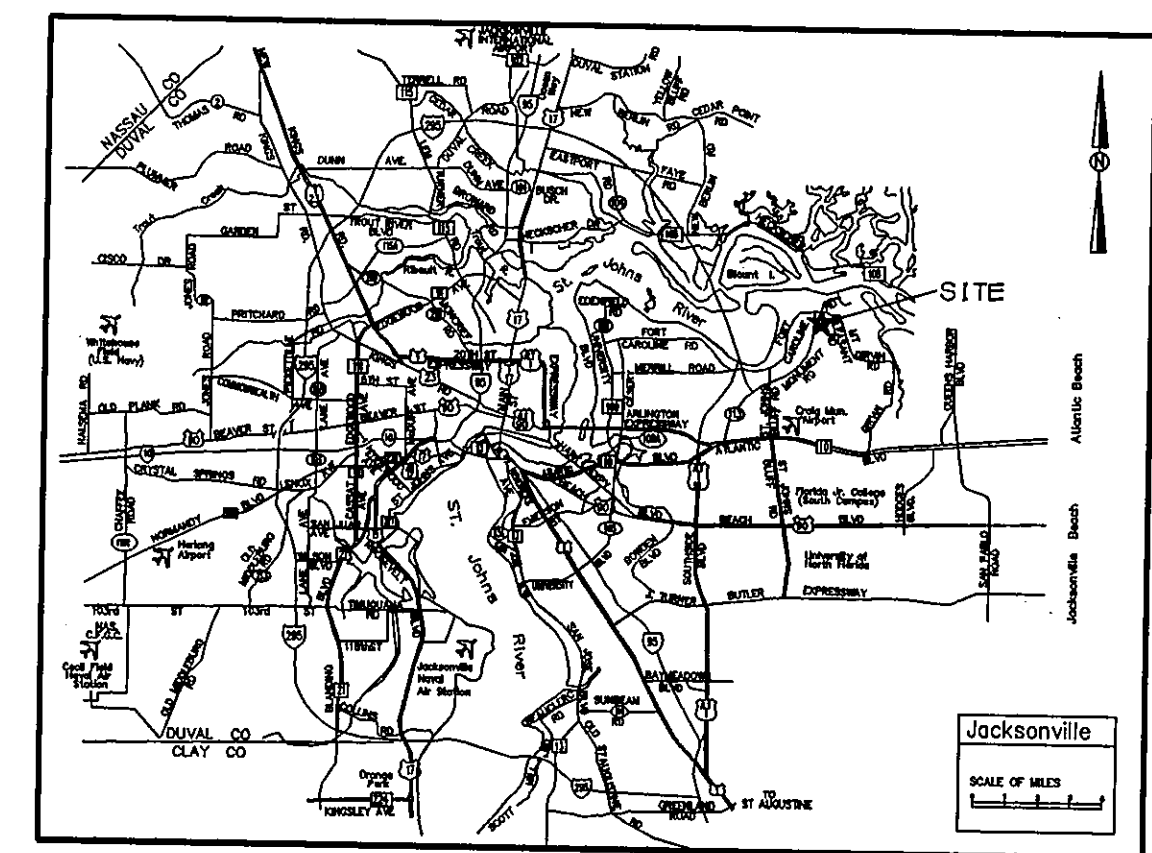
By: James D. Harris
James D. Harris
its Senior Vice President

Witness: Lisa M. Cascio
Lisa M. Cascio
Print name:

STATE OF FLORIDA Georgia
COUNTY OF DUVAL Fulton

The foregoing instrument was acknowledged before me this 15th day of October, A. D., 1996 by James D. Harris, Senior Vice President of NationsBank, N.A. (South), a National Banking Association, as Administrative Agent for the Banks, known to me or who or who has produced Georgia Drivers License as identification and who has taken an oath on behalf of the association.

By: James M. Calhoun
James M. Calhoun
Notary Public, State of Florida Georgia
My Commission Expires: 10-31-98
Print name: James M. Calhoun



VICINITY MAP

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a true and correct representation of the lands surveyed, platted and described above, 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 Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.01 F.S., Chapter 61G-17.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 14th day of October, A.D., 1996
By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
8701 BEACH BOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
904-721-1226

Approved 11/26/96
Date

City Engineer
for Director of Public Works
Approved 1/6/96
Date

for General Counsel

CLERK'S CERTIFICATE

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 96-428-22.5 of said City, adopted by its Council and approved by the Mayor, this 61st day of May, A.D., 1996.

By: Henry Cook
Henry Cook
Clerk of the Circuit Court

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 96-428-22.5 of said City, adopted by its Council and approved by the Mayor, this 61st day of May, A.D., 1996.

By: David E. Moore
David E. Moore
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, platted and described above, 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 Chapter 177, that Permanent Reference Monuments, Permanent Control Points and lot corners have been monumented in accordance with Chapter 177.01 F.S., Chapter 61G-17.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 14th day of October, A.D., 1996
By: Richard A. Miller
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HIDDEN HILLS COUNTRY CLUB ESTATES UNIT NINE

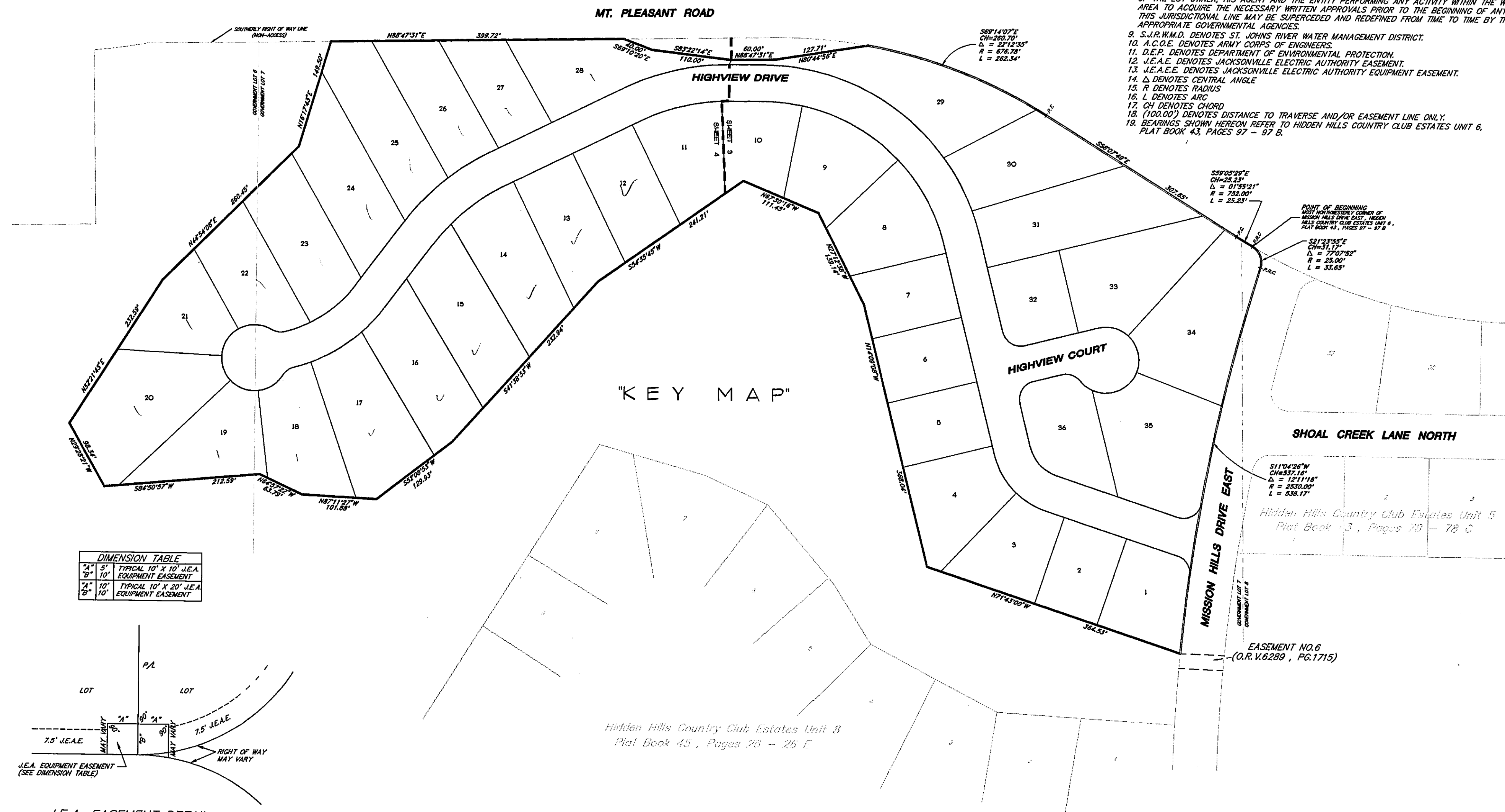
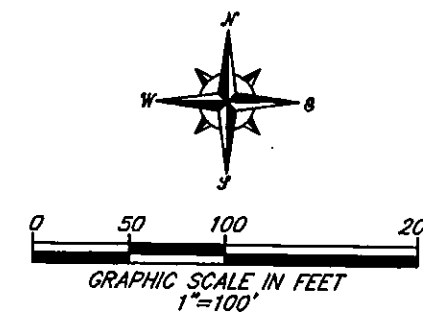
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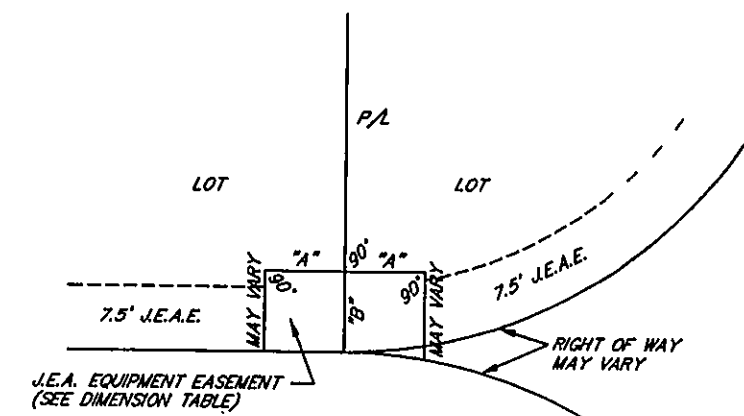
SHEET 2 OF 4 SHEETS

NOTES:

1. © DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO.3848.
2. ○ DENOTES PERMANENT CONTROL POINT SET P.L.S. NO.3848.
3. "NOTICE": 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, EXCEPT J.E.A. EQUIPMENT 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 A 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.
J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
6. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
7. P.C. DENOTES POINT OF CURVE
8. P.T. DENOTES POINT OF TANGENCY
9. 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 THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS JURISDICTIONAL LINE MAY BE SUPERCEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
10. S.J.R.W.M.D. DENOTES ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
11. A.C.O.E. DENOTES ARMY CORPS OF ENGINEERS.
12. D.E.P. DENOTES DEPARTMENT OF ENVIRONMENTAL PROTECTION.
13. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
14. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
15. Δ DENOTES CENTRAL ANGLE
16. R DENOTES RADIUS
17. L DENOTES ARC
18. CH DENOTES CHORD
19. (100.00') DENOTES DISTANCE TO TRAVERSE AND/OR EASEMENT LINE ONLY.
20. BEARINGS SHOWN HEREON REFER TO HIDDEN HILLS COUNTRY CLUB ESTATES UNIT 6, PLAT BOOK 43, PAGES 97 - 97 B.



DIMENSION TABLE	
5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
10'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
15'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT



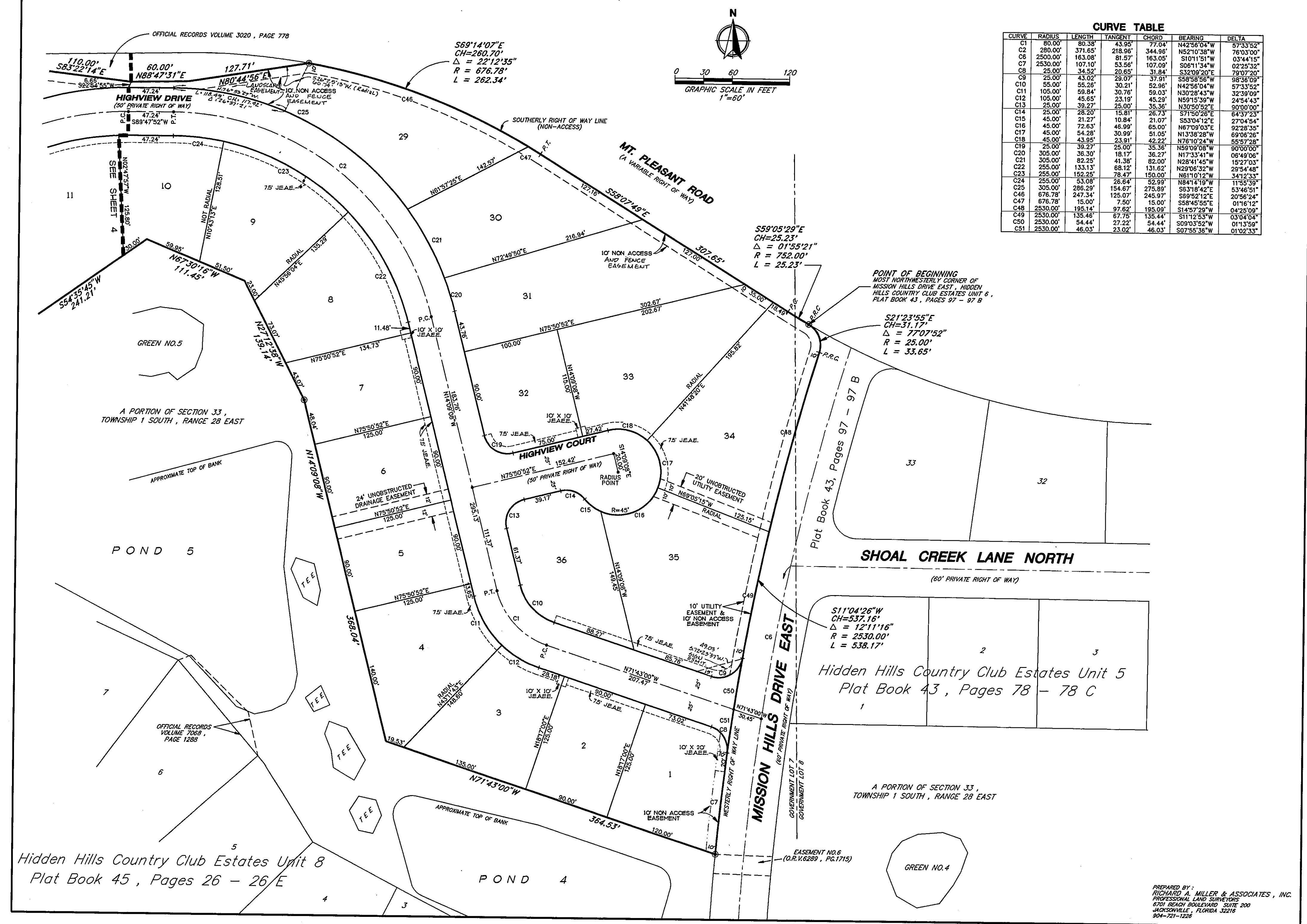
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SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



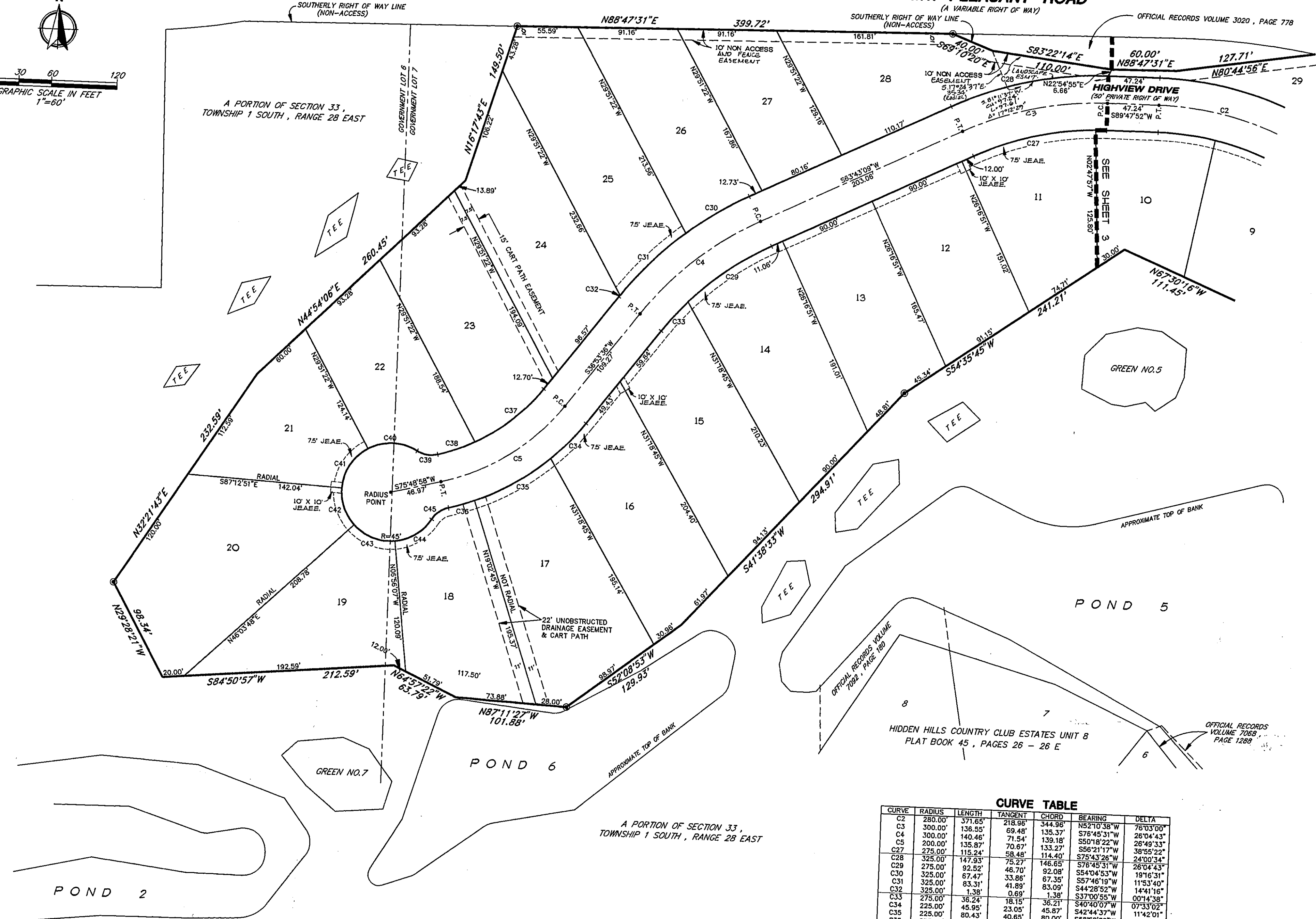
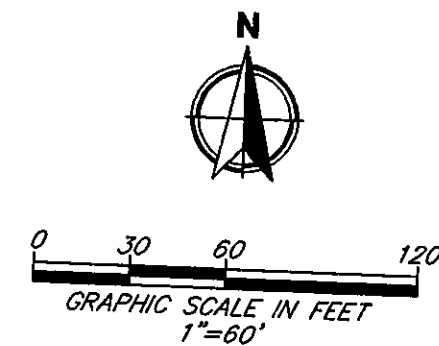
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	80.38'	43.95'	77.04'	N42°56'04"W	57°33'52"
C2	280.00'	371.65'	218.96'	344.96'	N52°10'38"W	76°03'00"
C5	2500.00'	163.08'	81.57'	163.05'	S10°11'51"W	03°44'15"
C7	2530.00'	107.10'	53.56'	107.09'	S06°11'34"W	02°25'32"
C8	25.00'	34.52'	20.65'	31.84'	S32°09'20"E	79°07'20"
C9	25.00'	43.02'	29.07'	37.91'	S58°58'56"W	96°36'09"
C10	55.00'	55.26'	30.21'	52.96'	N42°56'04"W	57°33'52"
C11	105.00'	59.84'	30.76'	59.03'	N30°28'43"W	32°39'09"
C12	105.00'	45.65'	23.19'	45.29'	N59°15'39"W	24°54'43"
C13	25.00'	39.27'	25.00'	35.36'	N30°50'52"E	90°00'00"
C14	25.00'	28.20'	15.81'	26.73'	S71°50'26"E	64°37'23"
C15	45.00'	21.27'	10.84'	21.07'	S53°04'12"E	27°04'54"
C16	45.00'	72.63'	46.99'	65.00'	N67°09'03"E	92°28'35"
C17	45.00'	54.28'	30.99'	51.05'	N13°38'28"W	69°06'26"
C18	45.00'	43.95'	23.91'	42.22'	N76°10'24"W	55°57'28"
C19	25.00'	39.27'	25.00'	35.36'	N59°09'08"W	90°00'00"
C20	305.00'	36.30'	18.17'	36.27'	N17°33'41"W	06°49'06"
C21	305.00'	82.25'	41.38'	82.00'	N28°41'45"W	15°27'03"
C22	255.00'	133.13'	68.12'	131.62'	N29°06'32"W	29°54'48"
C23	255.00'	192.25'	78.47'	190.00'	N81°10'12"W	34°12'33"
C24	255.00'	53.08'	26.64'	52.99'	N84°41'01"W	11°55'39"
C25	305.00'	286.29'	154.67'	275.89'	S63°18'42"E	53°46'51"
C46	676.78'	247.34'	125.07'	245.97'	S89°52'12"E	20°56'24"
C47	676.78'	15.00'	7.50'	15.00'	S58°45'55"E	01°16'12"
C48	2530.00'	195.14'	97.62'	195.09'	S14°57'29"W	04°25'09"
C49	2530.00'	135.46'	67.75'	135.44'	S11°12'53"W	03°04'04"
C50	2530.00'	54.44'	27.22'	54.44'	S09°03'52"W	01°13'59"
C51	2530.00'	46.03'	23.02'	46.03'	S07°55'36"W	01°02'33"

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SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	280.00'	371.65'	218.96'	344.98'	N52°10'38\"W	76°03'00\"
C3	300.00'	136.55'	69.48'	135.37'	S76°45'31\"W	26°04'43\"
C4	300.00'	140.46'	71.54'	139.18'	S50°18'22\"W	26°49'33\"
C5	200.00'	135.87'	70.67'	133.27'	S56°21'17\"W	38°55'22\"
C27	275.00'	115.24'	58.48'	114.40'	S75°43'26\"W	24°00'34\"
C28	325.00'	147.93'	75.27'	146.65'	S76°45'31\"W	26°04'43\"
C29	275.00'	92.52'	46.70'	92.08'	S54°04'53\"W	19°16'31\"
C30	325.00'	67.47'	33.86'	67.35'	S57°46'19\"W	11°53'40\"
C31	325.00'	83.31'	41.89'	83.09'	S44°28'52\"W	14°41'16\"
C32	325.00'	1.39'	0.89'	1.39'	S37°00'55\"W	00°14'38\"
C33	275.00'	36.24'	18.15'	36.21'	S40°40'07\"W	07°33'02\"
C34	225.00'	45.95'	23.05'	45.87'	S42°44'37\"W	11°42'01\"
C35	225.00'	80.43'	40.65'	80.00'	S58°50'02\"W	20°28'51\"
C36	225.00'	24.65'	12.34'	24.64'	S72°12'46\"W	08°16'37\"
C37	175.00'	80.27'	40.85'	79.57'	S50°02'01\"W	26°16'50\"
C38	175.00'	36.27'	18.20'	36.21'	S69°06'43\"W	11°52'33\"
C39	25.00'	19.71'	10.40'	19.20'	N82°22'02\"W	45°09'57\"
C40	45.00'	47.18'	26.02'	45.05'	N89°49'13\"W	50°04'18\"
C41	45.00'	45.05'	24.62'	43.19'	S31°27'54\"W	57°21'29\"
C42	45.00'	36.70'	19.44'	35.69'	S20°34'31\"E	46°43'21\"
C43	45.00'	41.63'	22.44'	40.16'	S70°28'09\"E	52°59'55\"
C44	45.00'	40.58'	21.79'	39.22'	N57°13'41\"E	51°40'25\"
C45	25.00'	19.18'	10.09'	18.71'	N53°22'16\"E	43°57'36\"

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