

# Hidden Hills Country Club Estates Unit 3

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 42 PAGE 65

SHEET 1 OF 3 SHEETS. PSD-88-20

TAXES VERIFIED S.W.

### CAPTION:

A portion of Sections 33 and 34, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of the Anteln Gay Grant, Section 45, Township 1 South, Range 28 East, of said County; thence North 18°40'37" West, along the Westerly line of said Section 45, a distance of 1297.37 feet to the POINT OF BEGINNING; thence South 73°19'23" West, 125.00 feet; thence North 16°40'37" West, 38.41 feet; thence South 73°19'23" West, 60.00 feet; thence South 16°40'37" East, 247.41 feet; thence South 73°21'11" West, 125.00 feet; thence North 16°38'49" West, 148.91 feet to its intersection with the arc of a curve concave Southwesterly; thence Southwesterly along and around the arc of a curve concave Southwesterly and having a radius of 550.00 feet, an arc distance of 20.10 feet, said arc being subtended by a chord bearing and distance of South 87°48'11" West, 20.09 feet; thence South 16°38'49" East, 148.97 feet; thence South 73°21'11" West, 895.08 feet; thence North 81°52'49" West, 130.02 feet; thence North 31°53'07" West, 259.01 feet; thence North 14°44'51" West, 241.27 feet; thence North 07°55'32" East, 127.14 feet; thence North 76°20'17" East, 214.10 feet; thence North 84°13'45" East, 150.00 feet; thence South 72°17'38" East, 179.43 feet; thence South 23°44'42" East, 243.81 feet; thence South 16°38'49" East, 135.58 feet; thence North 73°21'11" East, 89.00 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve concave Northerly and having a radius of 1470.00 feet, an arc distance of 180.21 feet, said arc being subtended by a chord bearing and distance of North 69°50'28" East, 180.10 feet to the point of tangency of said curve; thence North 88°19'44" East, 21.46 feet; thence North 18°40'37" West, 812.27 feet; thence North 118°3'49" East, 123.13 feet; thence North 46°44'50" West, 111.79 feet; thence North 15°52'23" West, 151.47 feet; thence North 19°28'42" West, 230.28 feet; thence North 73°19'23" East, 141.25 feet; thence North 18°40'37" West, 150.00 feet; thence North 73°19'23" East, 80.00 feet; thence South 16°40'37" East, 142.54 feet; thence North 73°19'23" East, 125.00 feet to the aforementioned Westerly line of Section 45; thence South 16°40'37" East, along last said line, 1405.81 feet to the POINT OF BEGINNING.

### 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 3 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 a 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. 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 portable 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 8th day of OCTOBER, 1988.

**APPROVED**  
DATE: NOVEMBER 25, 1986  
BY: Martin Boninwell  
CITY ENGINEER  
A. K. Dooland PE  
DIRECTOR OF PUBLIC WORKS  
GENERAL COUNSEL, OR  
Samuel O. D...  
ASSISTANT COUNSEL

### 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. 86-1433-796 of said City and adopted by its City Council and approved by its Mayor this 11th day of December A.D., 1986.

Richard A. Miller Mayor of the City of Jacksonville  
Robert L. Kidd Asst. Secretary to the City Council of the City of Jacksonville

### HIDDEN HILLS GOLF CLUB, INC.

Witness: Hugh W. Zippner James E. Putnal  
James E. Putnal, President

Witness: Richard M. Carrigg

### FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

Witness: Rinda L. Nelson Ron Minnix  
Ron Minnix, Vice President

Witness: Crystal Corbett

Witness: Hugh W. Zippner Wayland T. Coppedge, Jr.  
Wayland T. Coppedge, Jr.

Witness: Richard M. Carrigg

Witness: Hugh W. Zippner Wayland T. Coppedge, Jr.  
Wayland T. Coppedge, Jr., as attorney in-fact for Mary Coppedge Collier

Witness: Richard M. Carrigg

STATE OF FLORIDA )  
COUNTY OF DUVAL ) ss

The foregoing instrument was acknowledged before me this 8th 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.

Hugh W. Zippner Oct. 24, 1988  
Notary Public My Commission Expires  
State of Florida at Large

STATE OF FLORIDA )  
COUNTY OF DUVAL ) ss

The foregoing instrument was acknowledged before me this 9th day of October A.D., 1988 by Ron Minnix, Vice President of First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation on behalf of the corporation.

Rinda L. Nelson NOTARY PUBLIC, STATE OF FLORIDA  
Notary Public My commission expires Jan. 19, 1993  
State of Florida at Large

STATE OF FLORIDA )  
COUNTY OF DUVAL ) ss

The foregoing instrument was acknowledged before me this 8th day of OCTOBER A.D., 1988 by Wayland T. Coppedge, Jr.

Hugh W. Zippner Oct. 24, 1988  
Notary Public My Commission Expires  
State of Florida at Large

STATE OF FLORIDA )  
COUNTY OF DUVAL ) ss

The foregoing instrument was acknowledged before me this 8th 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 8199, Page 1868 of the Current Public Records of Duval County, Florida.

Hugh W. Zippner Oct. 24, 1988  
Notary Public My Commission Expires  
State of Florida at Large

### 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 42 Pages 65, 65A, 65B of the Public Records of Duval County, Florida. Signed this 26th day of DECEMBER A.D., 1988.

S. Morgan Slaughter By: Doris Langfield  
S. Morgan Slaughter, Clerk of Circuit Court Deputy Clerk

### DEVELOPER'S CERTIFICATE:

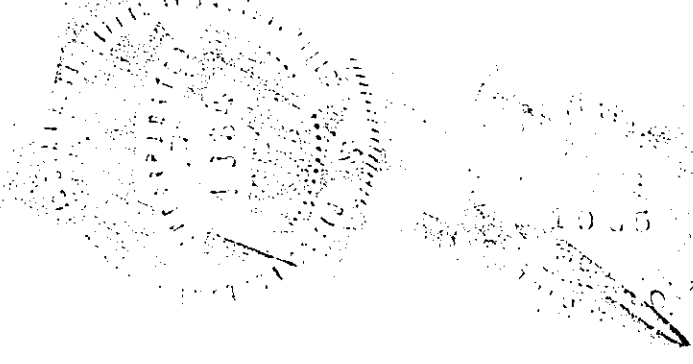
This is to certify that Hidden Hills Golf Club, Inc., has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 854.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control point, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 19th day of DEC. A.D., 1988.  
James E. Putnal Albert J. Howard A.  
James E. Putnal, President 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 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 11th day of OCTOBER A.D., 1988.  
Richard A. Miller  
Richard A. Miller  
Florida Registered Surveyor No. 3848



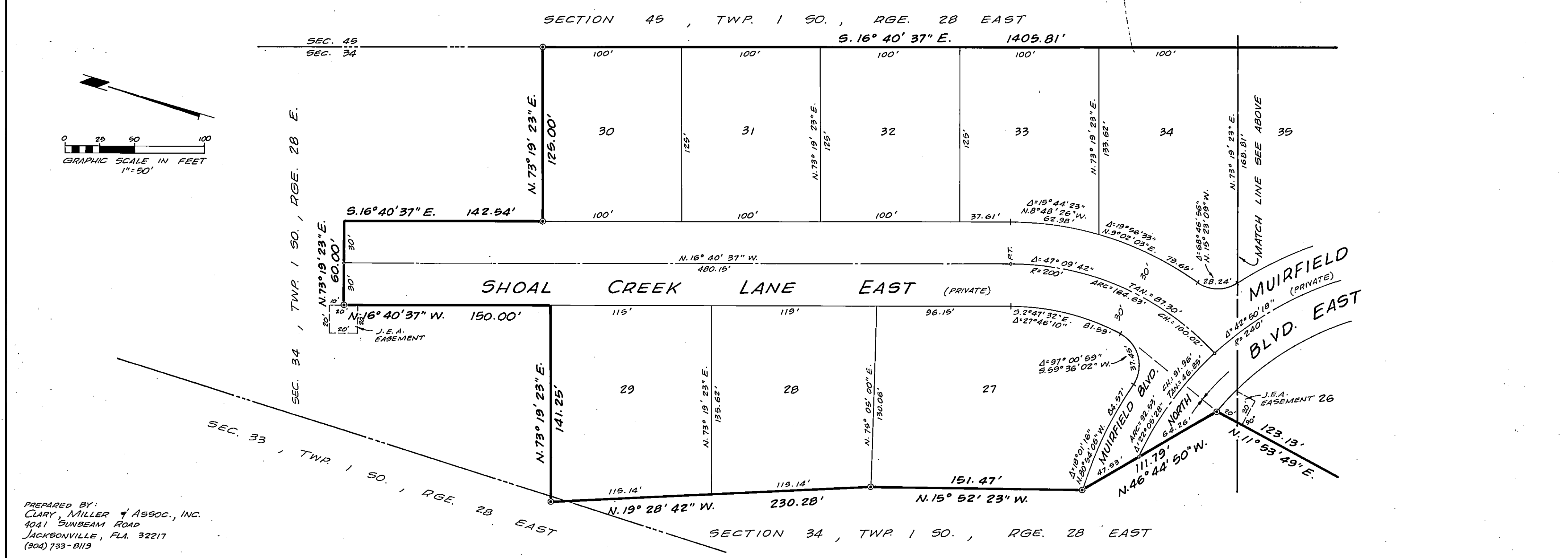
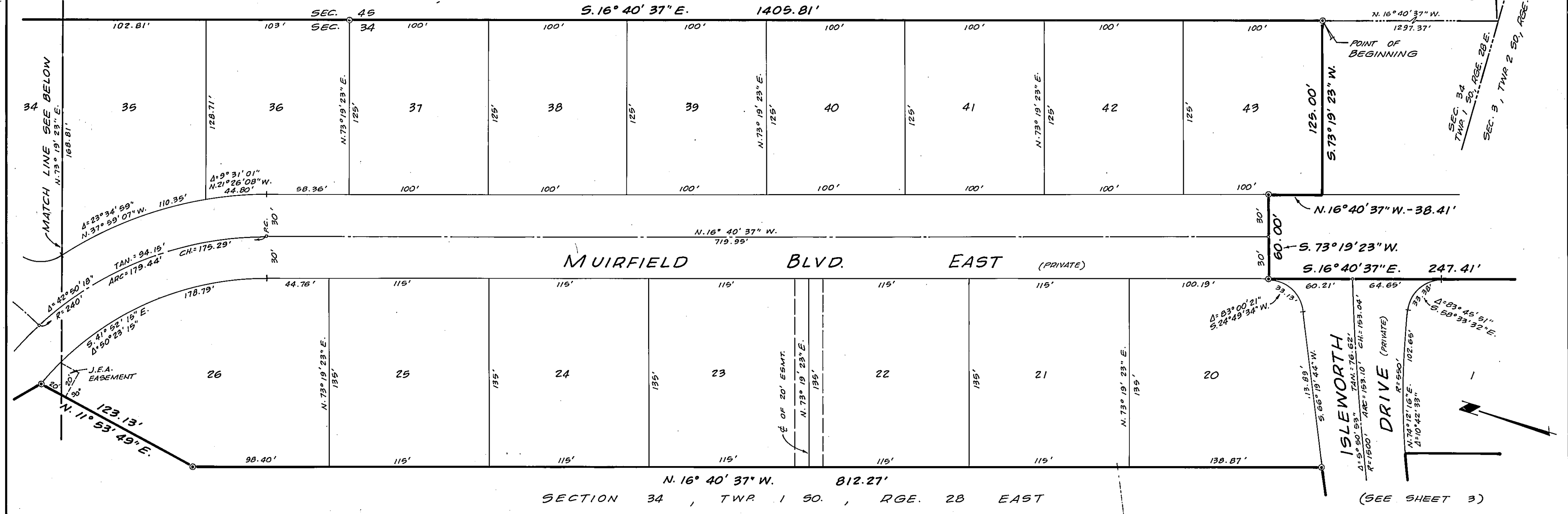
PREPARED BY:  
CLARY, MILLER & ASSOCIATES, INC.  
4041 SUNBEAM ROAD  
JACKSONVILLE, FLA. 32217  
(904) 733-8119

# Hidden Hills Country Club Estates Unit 3

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SECTION 45 TWP. 1 SO. RGE. 28 EAST

SHEET 2 OF 3 SHEETS  
SEE SHEET 3 FOR NOTES.

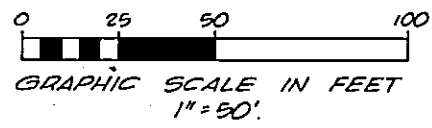
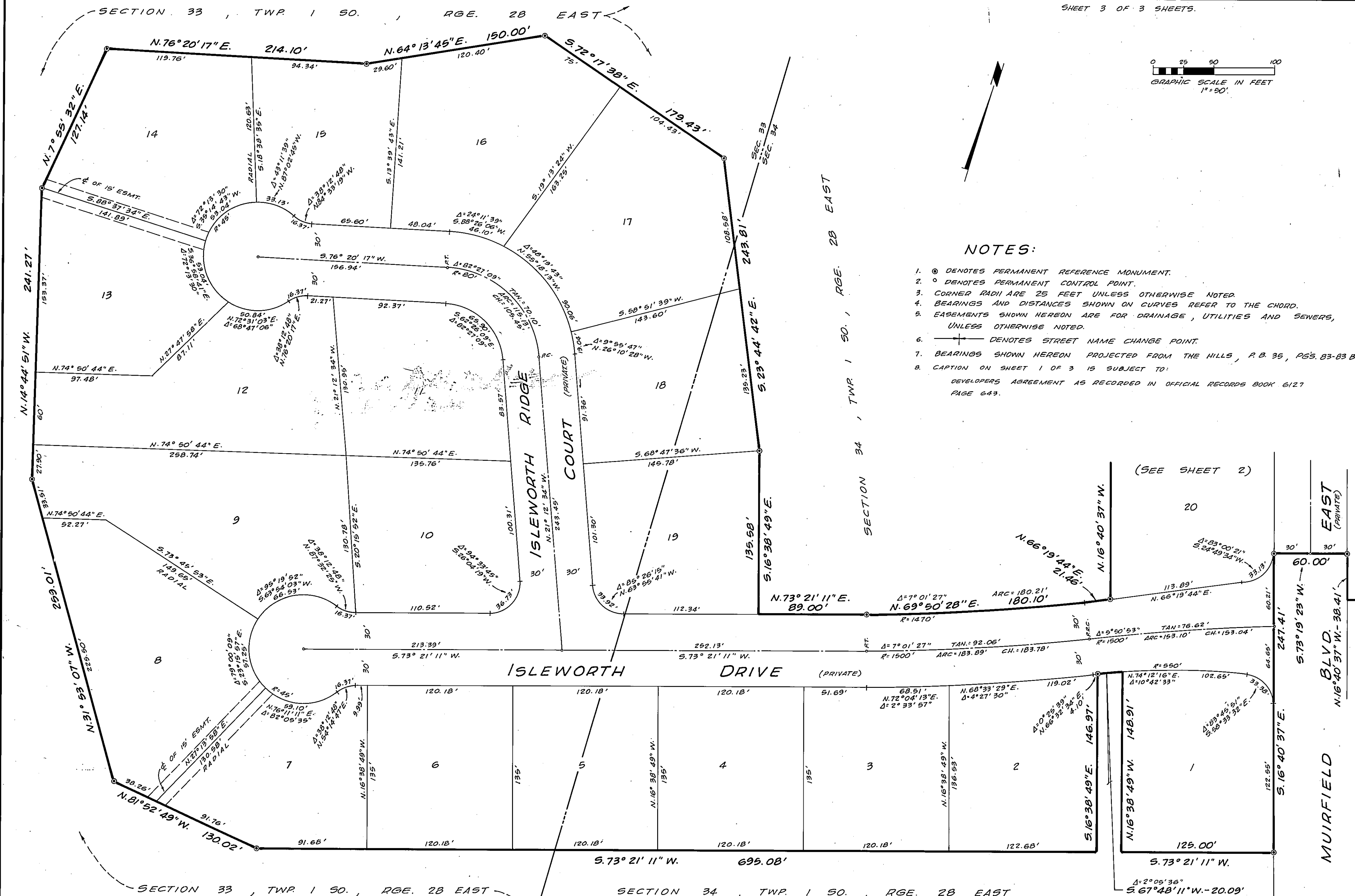


# Hidden Hills Country Club Estates Unit 3

CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 42 PAGE 65 B

SHEET 3 OF 3 SHEETS.



### NOTES:

- ⊙ DENOTES PERMANENT REFERENCE MONUMENT.
- ⊙ DENOTES PERMANENT CONTROL POINT.
- CORNER RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO THE CHORD.
- EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, UTILITIES AND SEWERS, UNLESS OTHERWISE NOTED.
- ⊕ DENOTES STREET NAME CHANGE POINT.
- BEARINGS SHOWN HEREON PROJECTED FROM THE HILLS, P.B. 35, PAGES 83-83 B.
- CAPTION ON SHEET 1 OF 3 IS SUBJECT TO:  
DEVELOPERS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6127 PAGE 643.

PREPARED BY:  
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