

Hidden Hills Country Club Estates Unit 1-A

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

SHEET 1 OF 2 SHEETS. P50-86-20

CAPTION

A portion of Section 33, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Lot 1, 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 Duval County, said point being situate in the Southern right of way being Muirfield Boulevard South and having a radius of 470.00 feet; thence Northwesterly along the arc of said curve 30.02 feet, said arc being subtended by a chord bearing and distance of North 69°55'55" West, 30.04 feet; thence South 23°06'52" West, 135.23 feet; thence North 78°19'08" West, 467.52 feet; thence North 00°30'40" East, 134.92 feet; thence North 09°08'50" West, 81.95 feet; thence North 03°30'36" East, 320.56 feet; thence North 76°24'10" East, 406.35 feet; thence South 64°23'22" East, 88.57 feet to its intersection with the arc of a curve leading Northwesterly and having a radius of 1740.00 feet; thence Northwesterly along and around the arc of said curve concave Southeasterly an arc distance of 100.31 feet, said arc being subtended by a chord bearing and distance of North 27°15'44" East, 100.29 feet; thence South 01°00'37" East, 174.15 feet to its intersection with the arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of said curve concave Southeasterly an arc distance of 69.94 feet, said arc being subtended by a chord bearing and distance of South 22°29'23" West, 69.93 feet to the point of reverse curvature; thence along and around the arc of a curve concave Northwesterly and having a radius of 490.00 feet, an arc distance of 144.86 feet, said arc being subtended by a chord bearing and distance of South 27°45'07" West, 144.33 feet; thence South 61°49'29" East, 204.06 feet; thence South 67°40'54" East, 25.39 feet; thence South 23°06'52" West, 137.60 feet to its intersection with the arc of a curve leading Southeasterly; thence Southeasterly along and around the arc of said curve concave Southwesterly and having a radius of 530.00 feet, an arc distance of 30.04 feet, said arc being subtended by a chord bearing and distance of South 67°25'11" East, 30.03 feet to the Westerly termination of said Muirfield Boulevard South; thence South 23°06'52" West, along last said line, 60.01 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 1-A 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, Ralph E. Sistrunk, William T. Kaler, Reuben H. Buffkin, Ellis R. Warren, Harold L. Warren, George W. Cook, Leon V. Jones, Wayland T. Coppedge, Jr., and Mary Coppedge Collier are the holders of a mortgage on said lands, that this plat is made in accordance with said survey, 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 for the 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. First Federal Savings and Loan of Jacksonville, Ralph E. Sistrunk, William T. Kaler, Reuben H. Buffkin, Ellis R. Warren, Harold L. Warren, George W. Cook, Leon V. Jones, Wayland T. Coppedge, Jr., and Mary Coppedge Collier have caused these presents to be executed by its President by and with the authority of its Board of Directors, with the Corporate Seal affixed this 29th day of October, 1986.

HIDDEN HILLS GOLF CLUB, INC.

Witness: Kandi G. Pederson James E. Putnal
James E. Putnal, President

Witness: Sandra Kuppel

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

Witness: Judicial Antonopoulos Ron Minnix
Ron Minnix, Vice President

Witness: Christal A. Corbett

Witness: Greg A. Grew Ralph E. Sistrunk
Ralph E. Sistrunk

Witness: Richard Dossalhoey William T. Kaler
William T. Kaler

Witness: B. Lynn Palmer

Witness: Reuben H. Buffkin
Reuben H. Buffkin

Witness: Ellis R. Warren
Ellis R. Warren

Witness: Harold L. Warren
Harold L. Warren

Witness: George W. Cook
George W. Cook

Witness: Leon V. Jones
Leon V. Jones

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

Witness: Mary Coppedge Collier
Mary Coppedge Collier

Witness: Sandra Kuppel

Witness: Sandra Kuppel

Witness: Sandra Kuppel

APPROVED
DATE: January 15, 1987
BY: Manning Bontwell
CITY ENGINEER
Robert C. Forbes
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
David O. Deane
ASSISTANT COUNSEL

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 67, 67A of the Public Records of Duval County, Florida. Signed this 13th day of February, A.D., 1987.

S. Morgan Slaughter By: Robert C. Forbes
S. Morgan Slaughter, Clerk of Circuit Court 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. 87-11 of said City and adopted by its City Council and approved by its Mayor this 5th day of February, A.D., 1987.

John H. Hadlock Arch L. Cheryl M. Kidd
Mayor of the City of Jacksonville Secretary of 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 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 12th day of FEB, A.D., 1987.
James E. Putnal Albert J. Smalld.
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 31st day of December, A.D., 1986.
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

STATE OF FLORIDA)
COUNTY OF DUVAL)

TAXES VERIFIED R.B.F.

The foregoing instrument was acknowledged before me this 29 day of October, A.D., 1986 by James E. Putnal, President of Hidden Hills Golf Club, Inc., a Florida Corporation, on behalf of the corporation.
Sernard V. Schott
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29 day of October, A.D., 1986 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.
Ronald J. Hudson
Notary Public, State of Florida
My Commission Expires Jan. 19, 1990
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29 day of October, A.D., 1986 by William T. Kaler.
Sernard V. Schott
Notary Public, State of Florida
My Commission Expires Aug. 14, 1987
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29th day of October, A.D., 1986 by James E. Putnal.
Alice K. Stang
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29 day of October, A.D., 1986 by Reuben H. Buffkin.
Sernard V. Schott
Notary Public, State of Florida
My Commission Expires Aug. 14, 1987
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29th day of October, A.D., 1986 by Ellis R. Warren.
Vanessa J. Cantrell
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29th day of October, A.D., 1986 by Harold L. Warren.
Vanessa J. Cantrell
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29th day of October, A.D., 1986 by George W. Cook.
Vanessa J. Cantrell
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

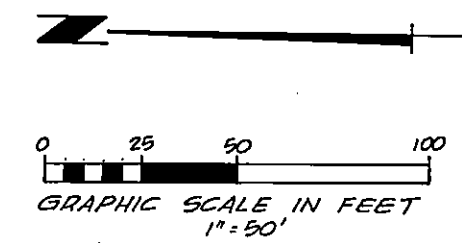
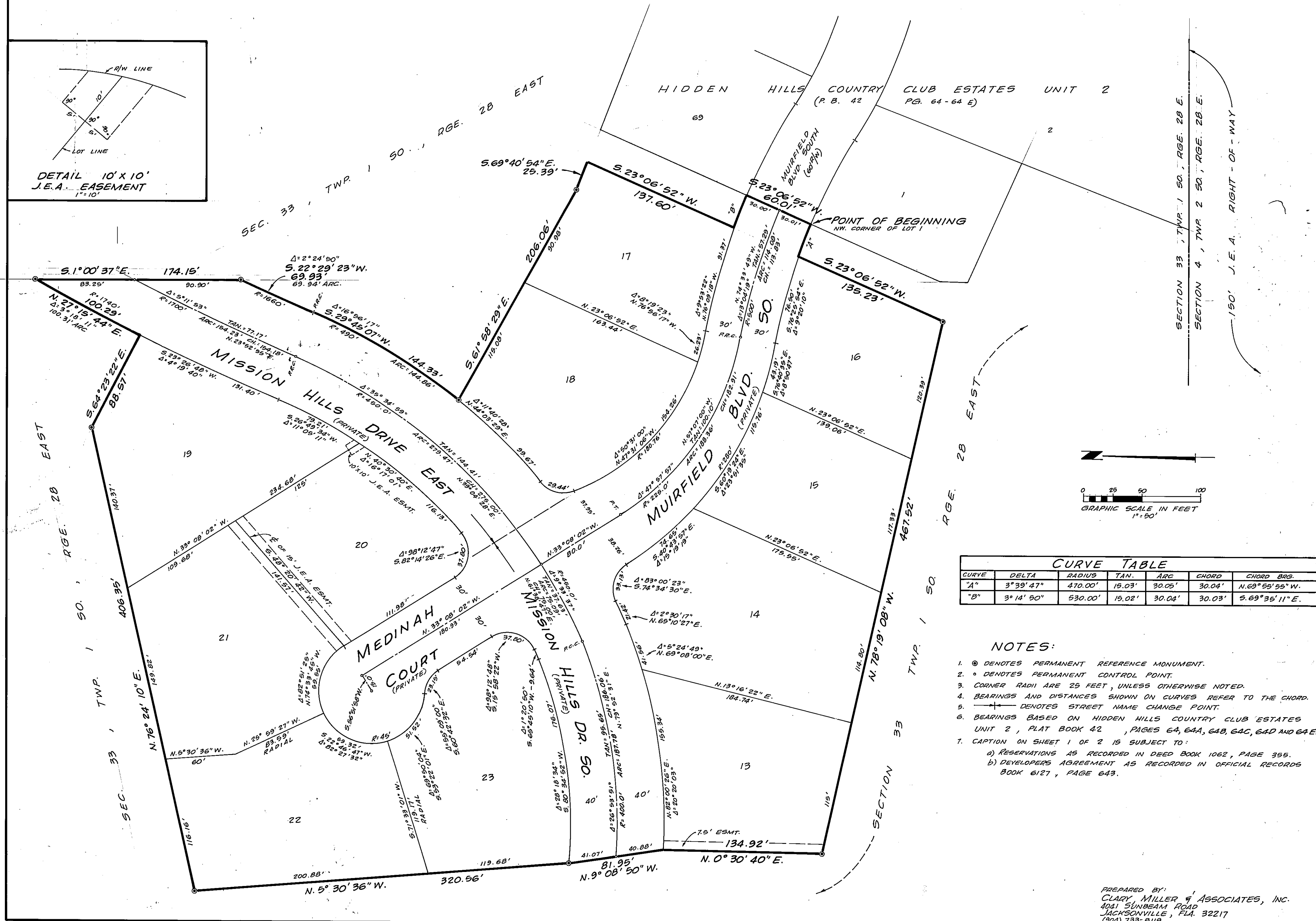
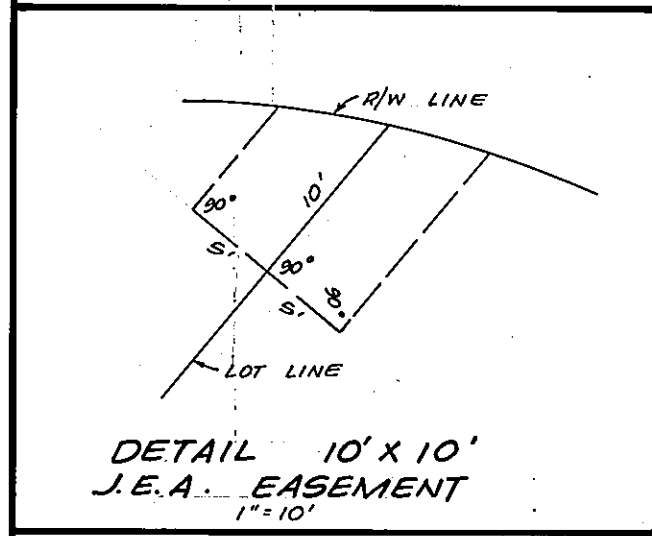
STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 29 day of October, A.D., 1986 by Leon V. Jones.
Sernard V. Schott
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 4 day of November, A.D., 1986 by Wayland T. Coppedge, Jr.
Sernard V. Schott
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 4 day of November, A.D., 1986 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 1868 of the Current Public Records of Duval County, Florida.
Sernard V. Schott
Notary Public, State of Florida
My Commission Expires Aug. 14, 1991
State of Florida at Large

Hidden Hills Country Club Estates Unit 1-A

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



CURVE	DELTA	RADIUS	TAN.	ARC	CHORD	CHORD BRG.
"A"	3° 39' 47"	470.00'	15.03'	30.05'	30.04'	N.69° 55' 55" W.
"B"	3° 14' 50"	530.00'	15.02'	30.04'	30.03'	S.69° 35' 11" E.

- 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.
 - ⊕ DENOTES STREET NAME CHANGE POINT.
 - BEARINGS BASED ON HIDDEN HILLS COUNTRY CLUB ESTATES UNIT 2, PLAT BOOK 42, PAGES 64, 64A, 64B, 64C, 64D AND 64E.
 - CAPTION ON SHEET 1 OF 2 IS SUBJECT TO:
 - RESERVATIONS AS RECORDED IN DEED BOOK 1062, PAGE 355.
 - DEVELOPERS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 617, PAGE 643.

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