

Hidden Hills Country Club Estates Unit 1

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

PLAT BOOK 43 PAGE 24

SHEET 1 OF 3 SHEETS. PSD-86-20

TAXES VERIFIED

CAPTION

A portion of Section 33, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Lot 13, Hidden Hills Country Club Estates Unit 1-A, as recorded in Plat Book 42, Pages 87 and 87A of the Current Public Records of said County; thence North 89°29'20" West, 398.67 feet; thence South 85°47'28" West, 872.43 feet; thence North 20°15'58" East, 273.46 feet; thence North 04°52'12" East, 199.14 feet to its intersection with an arc of a curve leading Westerly; thence Westerly along and around the arc of said curve concave Southerly and having a radius of 434.69 feet an arc distance of 86.46 feet, said arc being subtended by a chord bearing and distance of North 84°50'35" West, 86.32 feet

point of tangency of said curve; thence South 89°27'27" West, 204.12 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve concave Southeasterly and having a radius of 25.00 feet an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of South 44°27'27" West, 35.36 feet to a point situate with the Easterly right of way line of Monument Road (a 120 foot right of way as now established); thence North 00°32'33" West, along last said line 130.00 feet; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 25.00 feet an arc distance of 39.27 feet, said arc being subtended by a chord bearing and distance of South 45°32'33" East, 35.36 feet to the point of tangency of said curve; thence North 89°27'27" East, 137.98 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 815.27 feet an arc distance of 76.31 feet said arc being subtended by a chord bearing and distance of North 85°54'15" East, 76.26 feet to the point of compound curve; thence along and around the arc of said curve concave Northeasterly and having a radius of 25.00 feet an arc distance of 31.93 feet said arc being subtended by a chord bearing and distance of North 45°45'24" East, 29.81 feet to the point of reverse curve; thence along and around the arc of said curve concave Southeasterly and having a radius of 490.58 feet an arc distance of 218.21 feet said arc being subtended by a chord bearing and distance of North 21°54'18" East, 218.41 feet to the point of reverse curvature; thence along and around the arc of said curve concave Westerly and having a radius of 175.00 feet an arc distance of 230.73 feet said arc being subtended by a chord bearing and distance of North 03°07'22" West, 214.37 feet; thence North 49°06'24" East, 50.00 feet to its intersection with an arc of a curve leading Southerly; thence Southerly along and around the arc of said curve concave Westerly and having a radius of 225.00 feet an arc distance of 298.65 feet, said arc being subtended by a chord bearing and distance of South 03°07'22" East, 275.83

feet to a point of reverse curve; thence along and around the arc of said curve concave Southeasterly and having a radius of 278.81 feet an arc distance of 160.89 feet, said arc being subtended by a chord bearing and distance of South 18°06'16" West, 158.66 feet to a point of compound curve; thence along and around the arc of said curve concave Northeasterly and having a radius of 25.00 feet an arc distance of 34.52 feet said arc being subtended by a chord bearing and distance of South 37°59'31" East, 31.84 feet to a point of reverse curve; thence along and around the arc of said curve concave Southerly and having a radius of 649.69 feet an arc distance of 199.00 feet said arc being subtended by a chord bearing and distance of South 69°13'46" East, 199.00 feet to a point of compound curve; thence along and around the arc of said curve concave Southwesterly and having a radius of 194.36 feet, an arc distance of 81.92 feet said arc being subtended by a chord bearing and distance of South 48°42'41" East, 80.96 feet to a point of reverse curve; thence along and around the arc of said curve concave Northeasterly and having a radius of 187.50 feet an arc distance of 42.49 feet said arc being subtended by a chord bearing and distance of South 37°00'05" East, 42.40 feet; thence North 42°53'24" East, 131.78 feet; thence South 86°25'19" East, 115.00 feet; thence North 78°43'12" East, 455.00 feet; thence North 89°19'02" East, 220.00 feet to the Northwest corner of Lot 22 of said Hidden Hills Country Club Estates Unit 1-A; thence South 05°30'36" East, along the Easterly boundary of said Hidden Hills Country Club Estates Unit 1-A, a distance of 320.56 feet; thence South 09°08'50" East, and continuing along last said line 81.95 feet; thence South 00°30'40" West, and continuing along said Westerly boundary of said Hidden Hills Country Club Estates Unit 1-A, a distance of 134.82 feet to the POINT OF BEGINNING.

Containing 13.1765 acres more or less.

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 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, 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.

All of the property designated on this plat 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 easements shown as J.E.A. easements are hereby dedicated to the exclusive use of the J.E.A. 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. First Federal Savings and Loan Association of Jacksonville, Wayland T. Coppedge, Jr. and Mary Coppedge Collier have caused these presents to be executed this 27th day of May, 1987.

HIDDEN HILLS GOLF CLUB, INC.

Witness: Hugh M. Zippner, James E. Putnal, President
Witness: Zachary M. Carrigg

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 11th day of March, A.D., 1987 by James E. Putnal, President of Hidden Hills Golf Club, Inc., a Florida Corporation, on behalf of the corporation.
Notary Public, State of Florida
My commission expires Nov. 3, 1990
My Commission Expires

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

Witness: Linda L. Hudson, Ron Mannix, Vice President
Witness: Crystal A. Barrett

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 3rd day of March, A.D., 1987 by Ron Mannix, Vice President of First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation on behalf of the Corporation.
Notary Public, State of Florida
My commission expires Jan. 19, 1990
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 10th day of March, A.D., 1987 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.
Notary Public, State of Florida
My commission expires Nov. 3, 1990
My Commission Expires

STATE OF FLORIDA)
COUNTY OF DUVAL)
The foregoing instrument was acknowledged before me this 10th day of March, A.D., 1987 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.
Notary Public, State of Florida
My commission expires Nov. 3, 1990
My Commission Expires

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. 87-66675, and adopted by its City Council and approved by its Mayor this 27th day of May, A.D., 1987.

John M. Holland, Mayor of the City of Jacksonville
Asst. Cheryl M. Kidd, Secretary to the City Council of the City of Jacksonville

CLERK'S CERTIFICATE: 87-66675

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 43, Pages 24 and 25 of the Public Records of Duval County, Florida. Signed this 27th day of June, A.D., 1987.

S. Morgan Slaughter, Clerk of Circuit Court
By: Robert C. Forbes, 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 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 a guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 2nd day of JUNE, A.D., 1987.

James E. Putnal, President
Director of Public Works

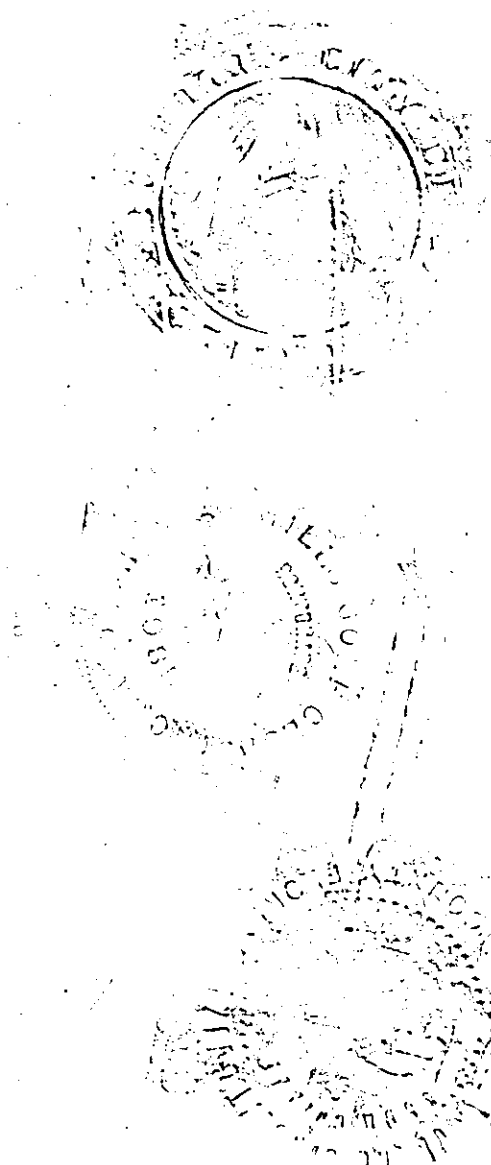
SURVEYOR'S CERTIFICATE:

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 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 27th day of May, A.D., 1987.

Richard A. Miller, Florida Registered Surveyor No. 3848

APPROVED
DATE: MAY 4, 1987
BY: Morris Soutwell, CITY ENGINEER
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Assistant Counsel



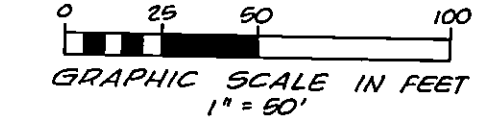
PREPARED BY:
CLARY MILLER & ASSOCIATES, INC.
4041 SUNBEAM ROAD
JACKSONVILLE, FLA. 32217
(904) 733-8119

Hidden Hills Country Club Estates Unit 1

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

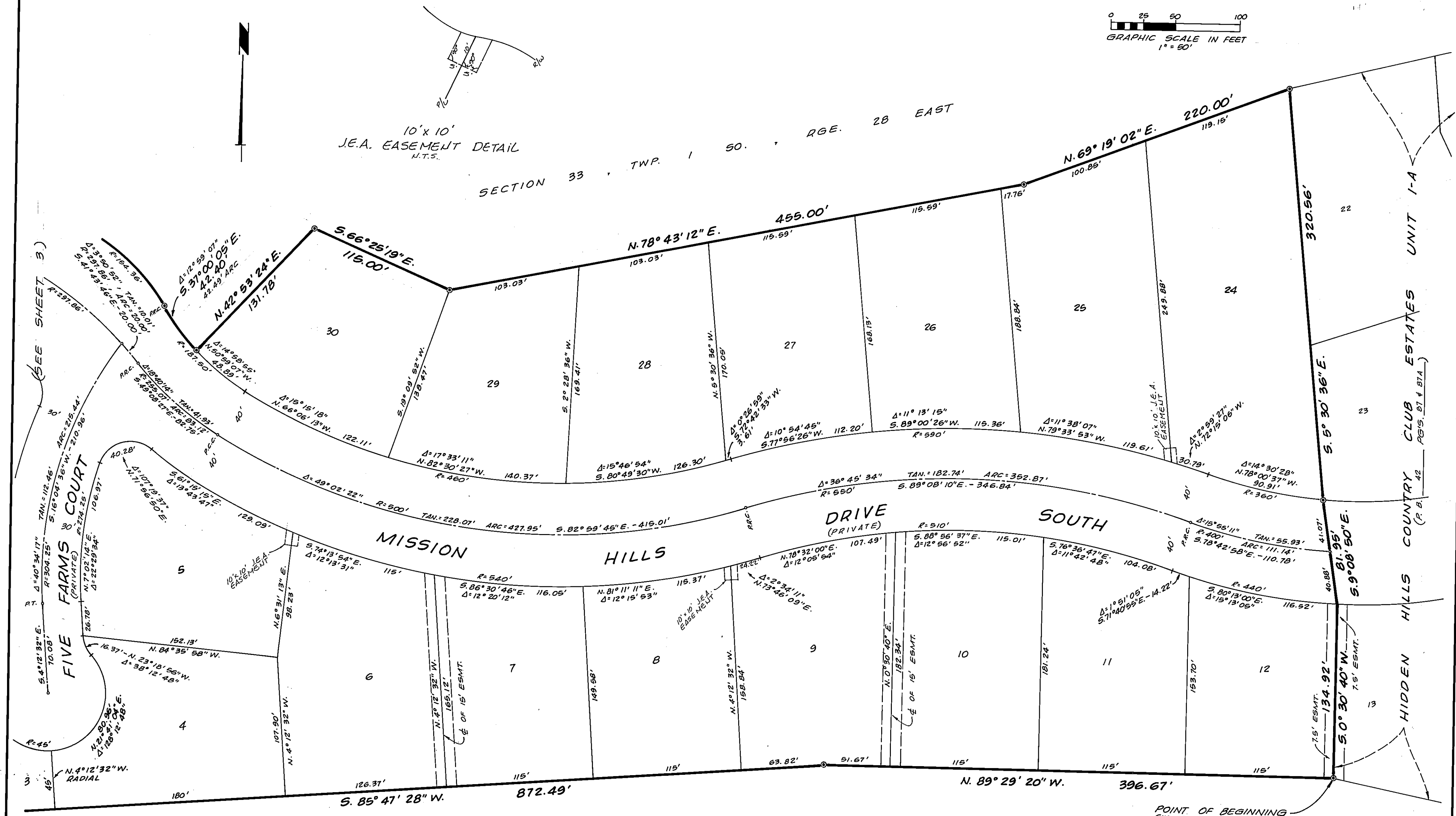
PLAT BOOK 43 PAGE 24A

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



10' x 10'
J.E.A. EASEMENT DETAIL
N.T.S.

SECTION 33 TWP. 1 SO. RGE. 28 EAST



SECTION 33, TWP. 1 SO., RGE. 28 EAST

PREPARED BY:
CLARY, MILLER & ASSOCIATES, INC.
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