

# Hidden Hills Country Club Estates Unit 8

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

**CAPTION**

A portion of Section 33, Township 1 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwesterly corner of Lot 1, as shown on the Plat of Hidden Hills Country Club Estates Unit Five as recorded in Plat Book 43, Pages 78 through 78C, inclusive of the Current Public Records of said County; thence North 89° 35' 20" West, 60.56 feet to an intersection with the arc of a curve leading Southwesterly; thence along and around the arc of a curve concave Southeasterly and having a radius of 2530.00 feet, an arc distance of 236.24 feet, said arc being subtended by a chord bearing and distance of South 05° 27' 34" West, 236.15 feet to the POINT OF BEGINNING; thence continuing southeasterly along and around the arc of said curve concave Easterly and having a radius of 2530.00 feet, an arc distance of 264.22 feet, said arc being subtended by a chord bearing and distance of South 00° 12' 26" East, 264.10 feet to the point of reverse curvature of a curve leading Southwesterly; thence along and around the arc of a curve concave Westerly and having a radius of 820.01 feet, an arc distance of 292.87 feet, said arc being subtended by a chord bearing and distance of South 07° 01' 56" West, 291.31 feet to the point of compound curvature of a curve leading Southwesterly; thence along and around the arc of said curve being concave Northwesterly and having a radius of 2170.00 feet, an arc distance of 87.91 feet, said arc being subtended by a chord bearing and distance of South 10° 28' 30" West, 87.90 feet to a point on said curve. Thence North 82° 44' 01" West, 768.48 feet; Thence North 34° 24' 44" West, 414.79 feet; Thence North 10° 56' 57" West, 59.07 feet; Thence North 32° 08' 55" East, 124.76 feet; Thence South 74° 22' 38" East, 149.49 feet; Thence South 65° 33' 37" East, 94.32 feet; Thence South 40° 23' 12" East, 140.46 feet; Thence South 32° 26' 50" East, 91.16 feet; Thence South 62° 26' 18" East, 194.98 feet; Thence South 86° 33' 25" East, 242.66 feet to the POINT OF BEGINNING.

APPROVED  
 DATE: 2/17/89  
 For Director of Public Works  
 By: W. E. M. [Signature]  
 City Engineer  
 For General Counsel  
 By: Ann Tenelle

**CLERK'S CERTIFICATE**

**89-26425**

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 45, Pages 26, 26A thru 26E of the Public Records of Duval County, Florida.

Signed this 14<sup>th</sup> day of March A.D., 1989.  
Henry W. Cook By: Doris Laogfield  
 Henry Cook, 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. 89-192-55 of said City and adopted by its City Council and approved by its Mayor this 14<sup>th</sup> day of March A.D., 1989.

Thomas L. [Signature] Richard W. Kidd  
 Mayor of the City of Jacksonville Secretary to 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 points as guaranteed that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 9 day of MARCH A.D., 1989.  
James E. Putnal [Signature]  
 Developer Director of Public Works  
 JAMES E. PUTNAL  
 President, HIDDEN HILLS GOLF CLUB, INC.

**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 15<sup>th</sup> day of February A.D., 1989.  
John S. Adams  
 Registered Land Surveyor No. 4469  
 State of Florida

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> 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.

Cornelia L. Eaker 6-20-92  
 Notary Public At Large My Commission Expires  
 State of Florida

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October A.D., 1988 by Willard E. Allen, Jr. Vice President of First Federal Savings & Loan Association of Jacksonville, a United States of America corporation on behalf of the Corporation.

Continence L. [Signature] 12-8-89  
 Notary Public At Large My Commission Expires  
 State of Florida

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October A.D., 1988 by Wayland T. Coppedge, Jr.,

Wayland T. Coppedge, Jr. 7/5/91  
 Notary Public At Large My Commission Expires  
 State of Florida

STATE OF FLORIDA )  
 COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> 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 6199, Page 1866 of the current Public Records of Duval County, Florida.

Wayland T. Coppedge, Jr. 7/5/91  
 Notary Public At Large My Commission Expires  
 State of Florida

**ADOPTION AND DEDICATION:**

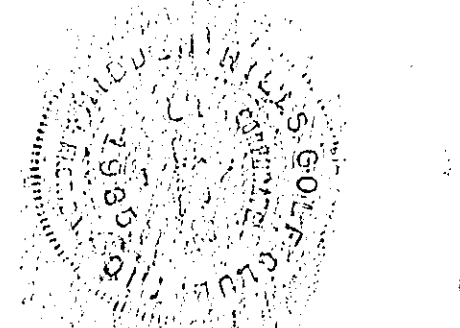
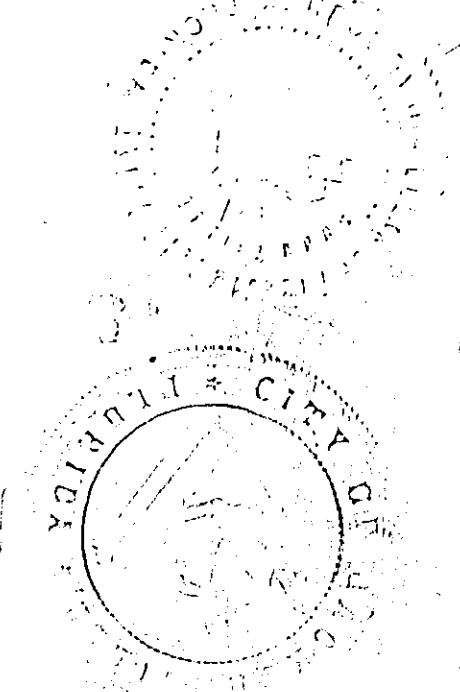
This is to certify that Hidden Hills Golf Club, Inc., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the Caption hereon known as Hidden Hills Country Club Estates Unit 8 and has caused the same to be surveyed and subdivided; that First Federal Savings and Loan Association of Jacksonville, a United States of America Corporation, and Wayland T. Coppedge, Jr. and Mary Coppedge Collier are the holders of mortgages on said lands; that this plat is made in accordance with said survey, and one 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 EXCEPT FOR JACKSONVILLE ELECTRIC AUTHORITY EASEMENTS AS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DEVELOPER AND ITS SUCCESSORS AND GRANTEES. 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. Southern Utilities, Inc. 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 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 31 day of October, 1988.

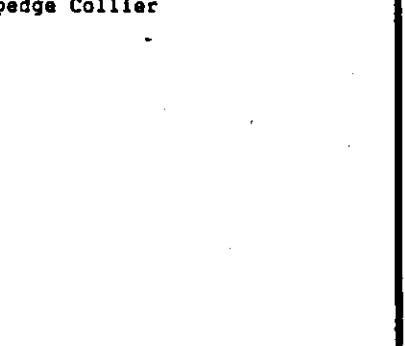
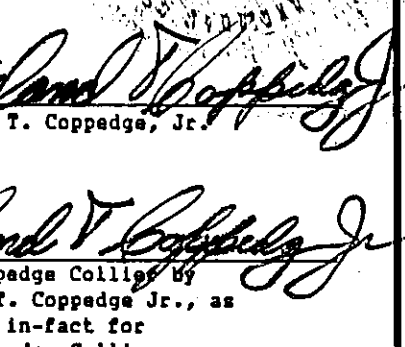
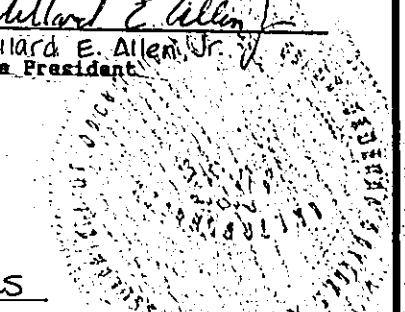
HIDDEN HILLS GOLF CLUB, INC.  
 Witness: James E. Putnal James E. Putnal, President  
 Witness: Ken J. Murray

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF JACKSONVILLE  
 Witness: Willard E. Allen, Jr. Willard E. Allen, Jr., Vice President  
 Witness: Doula V. Bryan

THE COPPEDGES AS INDIVIDUALS  
 Witness: Wayland T. Coppedge, Jr. Wayland T. Coppedge, Jr.  
 Witness: Mary Coppedge Collier Mary Coppedge Collier, as attorney in fact for Mary Coppedge Collier  
 Witness: Cornelia L. Eaker



REVIEWS  
 OFFICE: J.B. [Signature]  
 FIELD: J.P.H. [Signature]  
 CHECKED BY:  
 DRAFT: 2A  
 CLOSURES/DATA: 2A  
 COVER SHEET: 2B

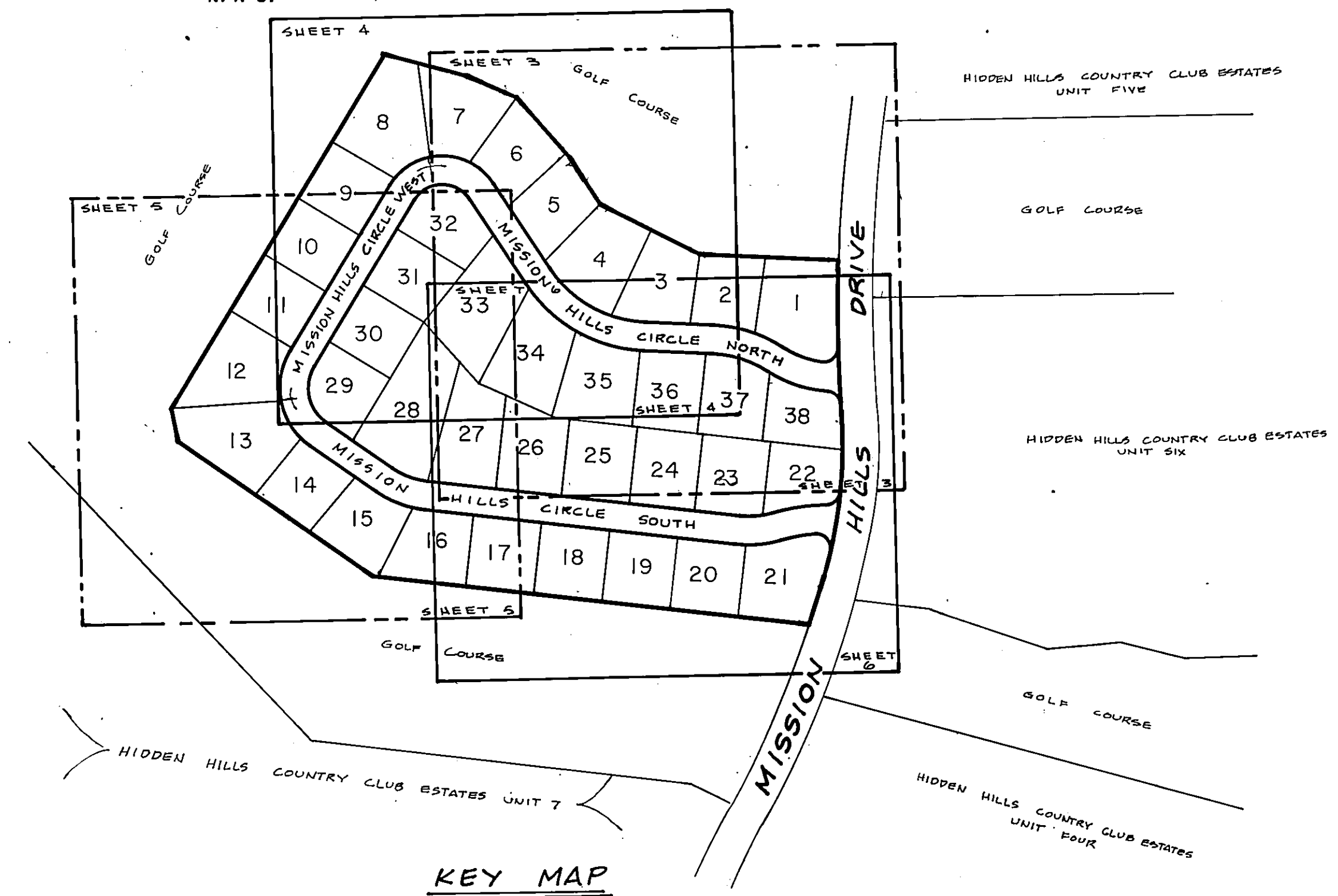
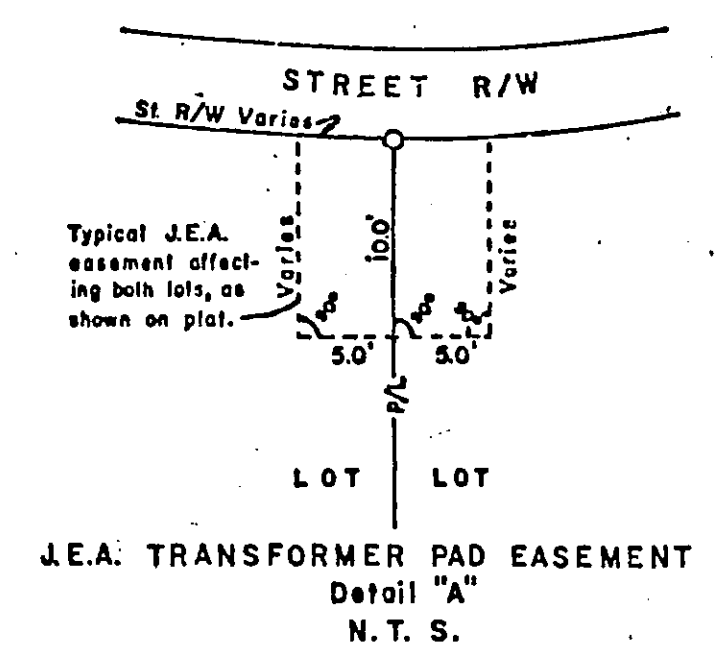


# Hidden Hills Country Club Estates Unit 8

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

**GENERAL NOTES**

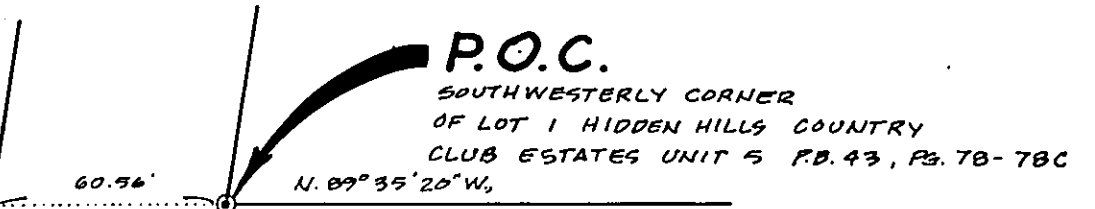
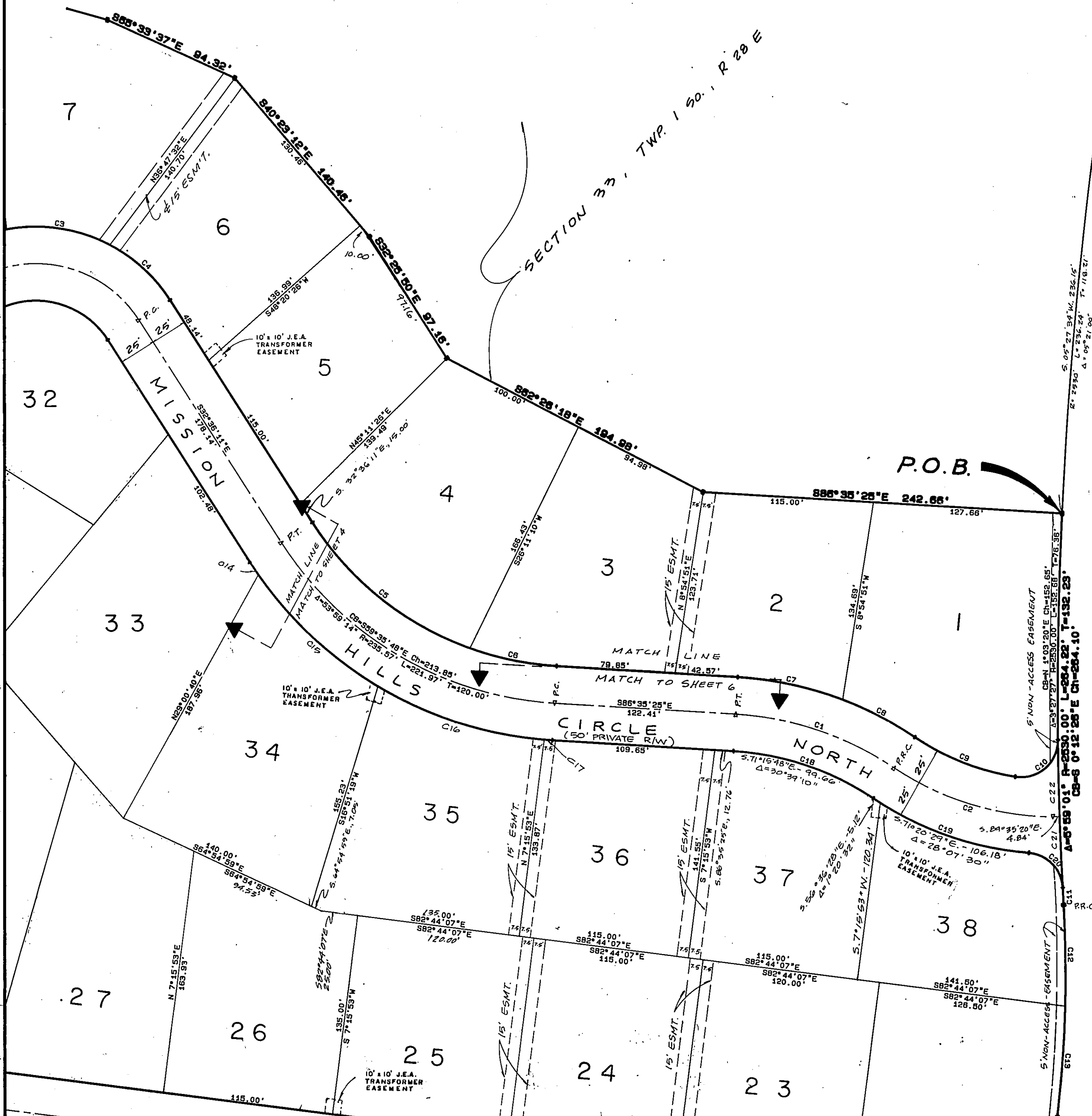
- 1) Bearings shown hereon are based on the plat of Hidden Hills Country Club Estates Unit 4, City of Jacksonville, Duval County, Florida, as recorded in Plat Book 43, Pages 5 through 5C of the Current Public Records of said County.
- 2) Elevations shown hereon are based on U.S. Coastal and Geodetic Survey Datum, National Vertical Datum of 1929. (Mean Sea Level).
- 3) Easements shown hereon are for the construction, installation, maintenance, and operation of Drainage, Utilities, Sanitary Sewers, and Cable Television Services, unless otherwise noted hereon.
- 4) NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Duval County, Florida.
- 5) Corner radii not shown are 25 feet, unless otherwise notes..
- 6) The property described in the caption on sheet 1 of 6 is subject to developer's agreement as recorded in Official Records Book 6127, Page 643.
- 7) Certain easements are reserved for the exclusive use of the Jacksonville Electric Authority in conjunction with the underground electrical distribution system.
- 8) ■ Denotes permanent reference monument.
- 9) △ Denotes permanent control point.



AREA TABLE			
LOT #	SQ. FOOTAGE	LOT #	SQ. FOOTAGE
1	22368	20	15004
2	14424	21	19584
3	16952	22	14274
4	20097	23	16126
5	16183	24	15525
6	15482	25	16200
7	19303	26	16827
8	21879	27	19408
9	14669	28	27346
10	14512	29	14319
11	14512	30	14375
12	20858	31	15237
13	22836	32	14847
14	14493	33	23099
15	16532	34	20374
16	16254	35	18242
17	15000	36	15833
18	15000	37	15755
19	15000	38	13911

# Hidden Hills Country Club Estates Unit 8

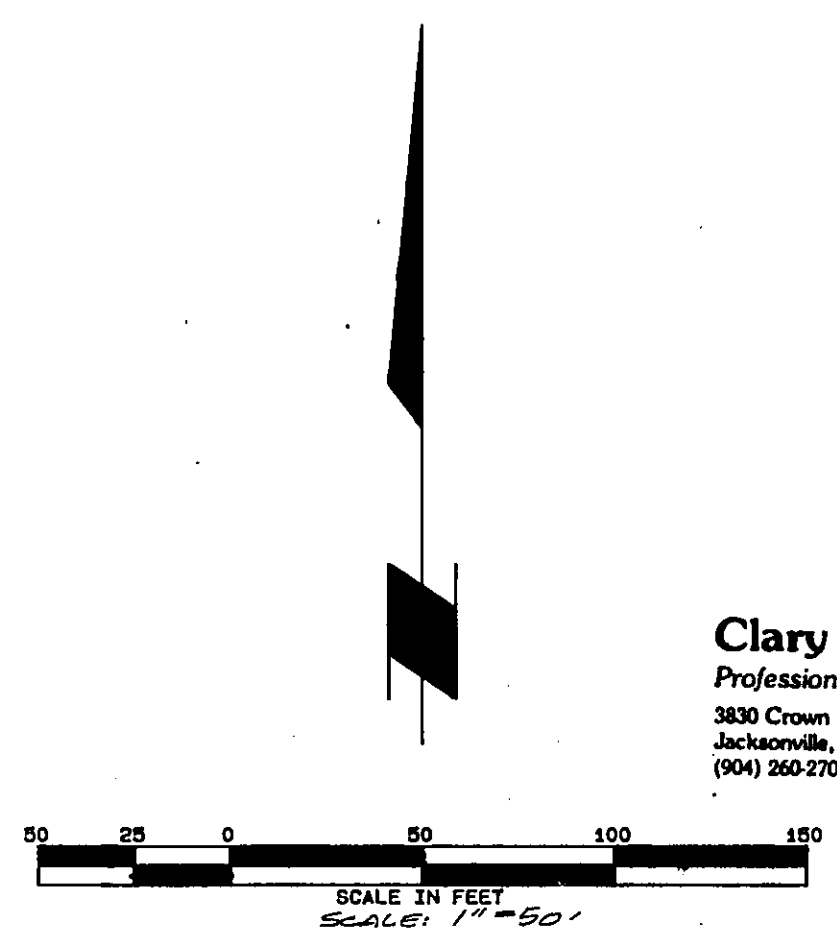
A PORTION OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	30° 39' 13"	213.53	58.52	114.24	S71° 15' 49" E	112.88
2	33° 39' 08"	193.50	58.52	113.65	S72° 45' 46" E	112.02
3	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56" E	70.39
4	29° 41' 20"	107.34	28.45	55.62	S47° 26' 51" E	55.00
5	37° 36' 20"	210.57	71.70	138.21	S51° 24' 21" E	135.74
6	16° 22' 54"	210.57	30.31	60.20	S78° 23' 58" E	60.00
7	17° 24' 45"	238.53	36.53	72.49	S77° 53' 01" E	72.21
8	13° 14' 25"	238.53	27.68	55.12	S62° 33' 25" E	55.00
9	24° 57' 46"	168.50	37.30	73.41	S68° 25' 05" E	72.83
10	99° 46' 26"	25.00	29.67	43.53	N49° 12' 50" E	38.24
11	0° 15' 34"	2530.00	5.73	11.45	S 3° 04' 10" E	11.45
12	4° 46' 06"	820.01	34.14	68.25	S 0° 48' 54" E	68.23
13	5° 11' 10"	820.01	37.14	74.22	S 4° 09' 44" W	74.20
14	2° 11' 56"	260.57	5.00	10.00	S33° 42' 09" E	10.00
15	24° 25' 35"	260.57	56.40	111.09	S47° 00' 55" E	110.25
16	26° 07' 46"	260.57	60.47	118.83	S72° 17' 36" E	117.81
17	1° 13' 57"	260.57	2.80	5.60	S85° 58' 27" E	5.60
18	30° 39' 10"	188.53	51.67	100.86	S71° 15' 47" E	99.66
19	30° 42' 49"	218.50	60.01	117.13	S70° 02' 50" E	115.73
20	82° 27' 51"	25.00	21.91	35.98	S44° 10' 19" E	32.96
21	1° 05' 09"	2530.00	23.97	47.95	N. 2° 23' 44" W.	47.95
22	1° 10' 51"	2530.00	26.07	52.14	N. 1° 19' 49" W.	52.14

NOTE: SEE SHEET 2 FOR GENERAL NOTES.

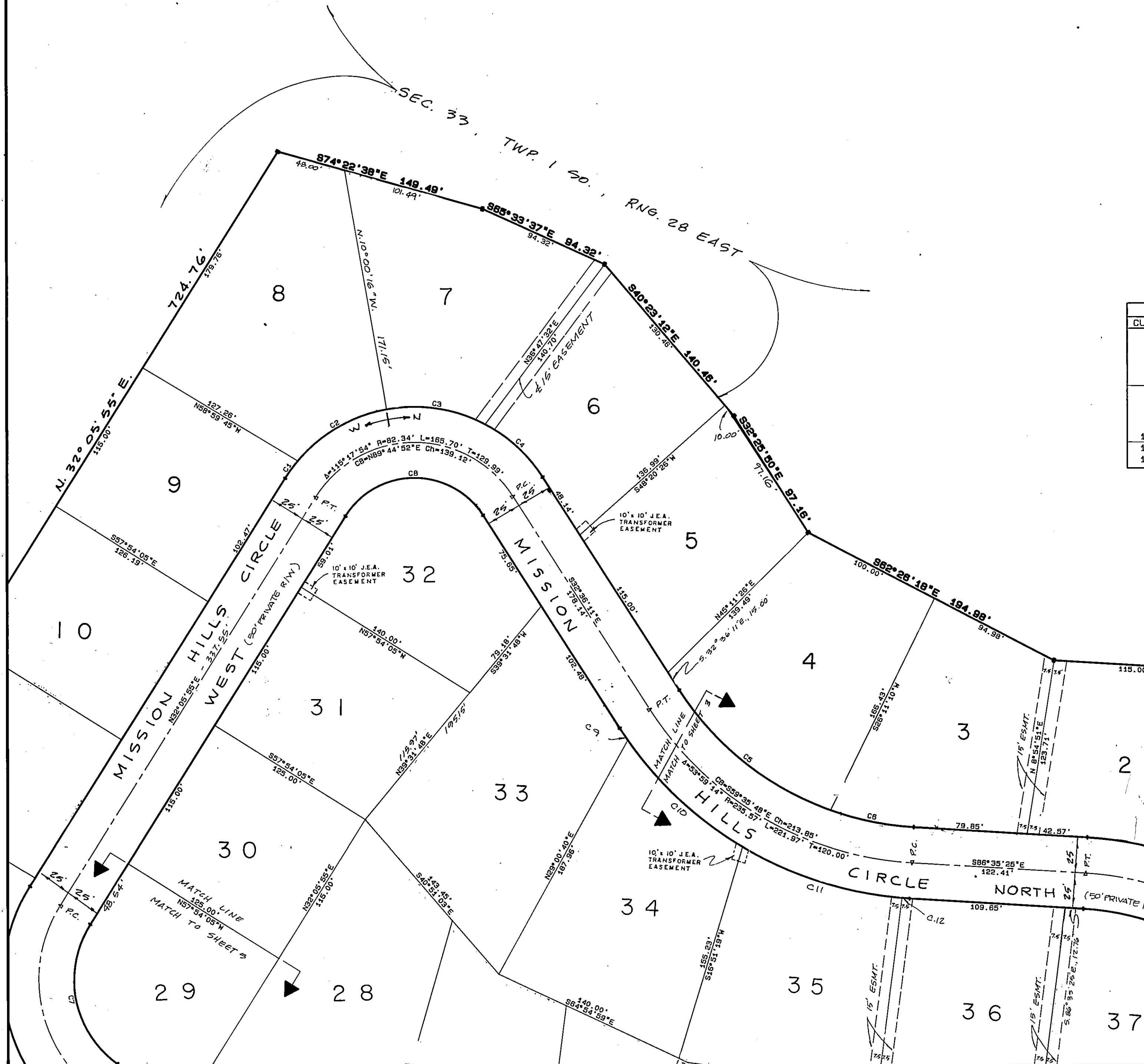
MISSION HILLS DRIVE EAST  
(60' PRIVATE R/W)  
PER HIDDEN HILLS COUNTRY CLUB UNIT 6, P.B. 43, Pgs 97-97B



**Clary & Associates, Inc.**  
Professional Land Surveyors  
3830 Crown Point Rd., Suite A  
Jacksonville, Florida 32217  
(904) 266-2703

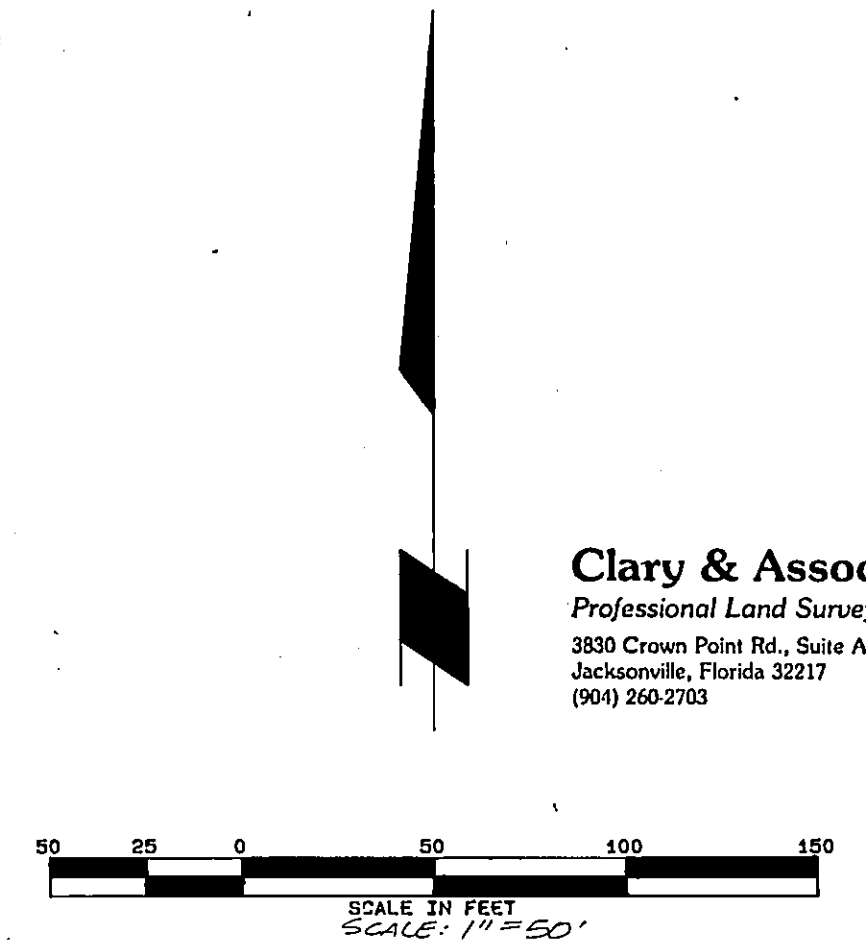
# Hidden Hills Country Club Estates Unit 8

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



***** CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	8° 00' 48"	107.34	7.52	15.01	N36° 06' 19" E	15.00
2	39° 18' 56"	107.34	38.34	73.66	N59° 46' 11" E	72.22
3	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56" E	70.39
4	29° 41' 20"	107.34	28.45	55.62	S47° 26' 51" E	55.00
5	37° 36' 20"	210.57	71.70	138.21	S51° 24' 21" E	135.74
6	16° 22' 54"	210.57	30.31	60.20	S78° 23' 58" E	60.00
7	86° 30' 29"	75.00	70.57	113.24	N 11° 09' 26" W	102.79
8	115° 17' 54"	57.34	90.52	115.39	N89° 44' 52" E	96.88
9	2° 11' 56"	260.57	5.00	10.00	S33° 42' 09" E	10.00
10	24° 25' 35"	260.57	56.40	111.09	S47° 00' 55" E	110.25
11	26° 07' 46"	260.57	60.47	118.83	S72° 17' 36" E	117.81
12	4° 13' 57"	260.57	2.80	5.60	S85° 58' 27" E	5.60

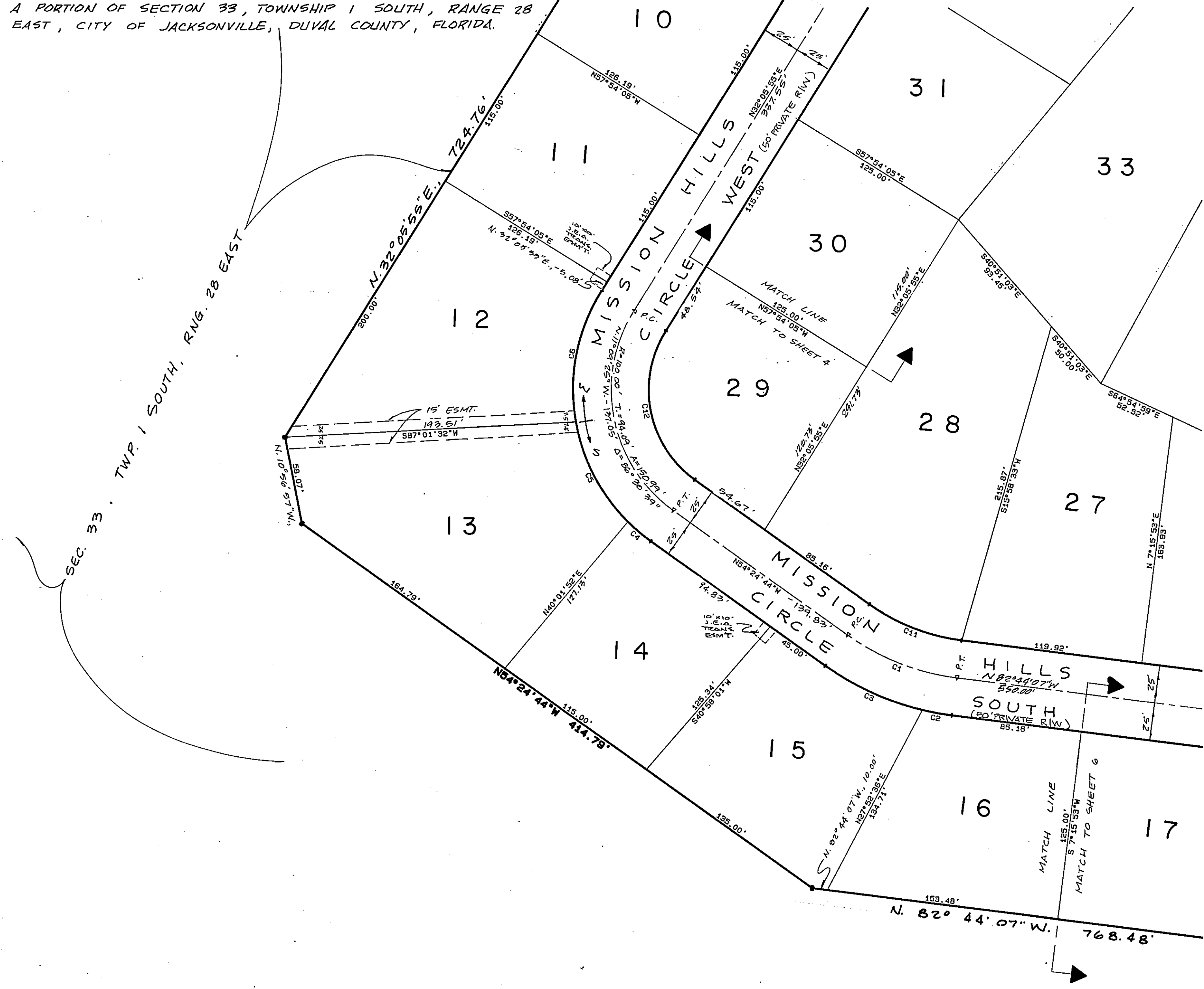
NOTE: SEE SHEET 2 FOR GENERAL NOTES.



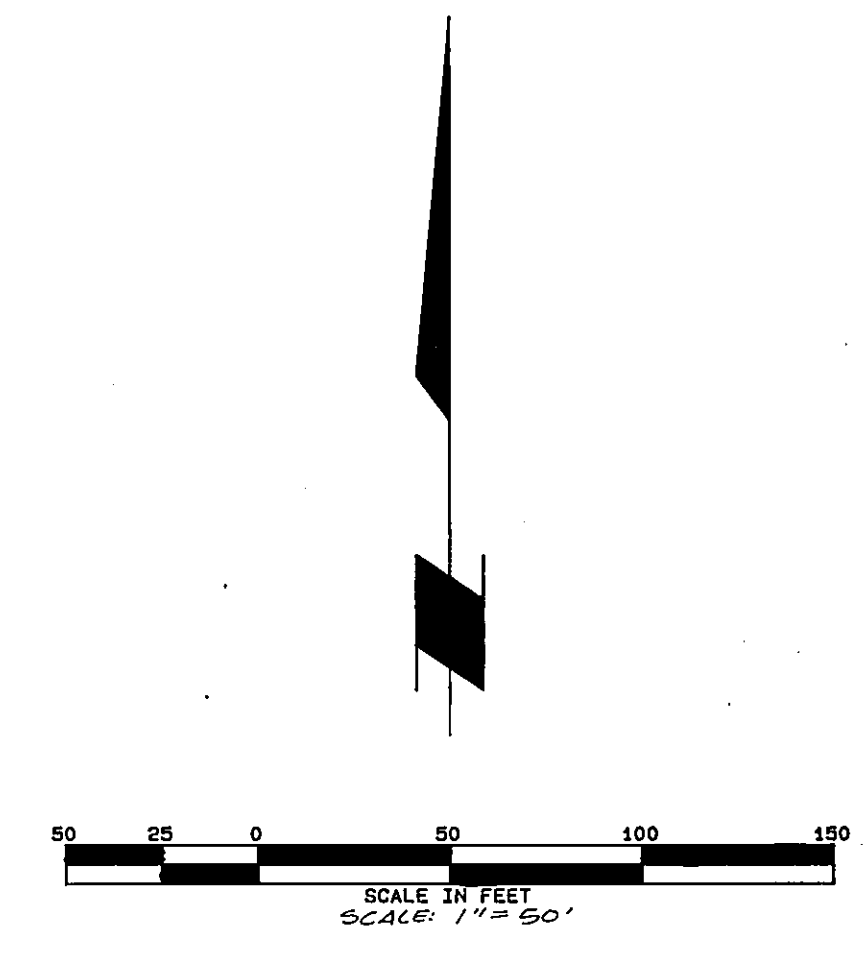
**Clary & Associates, Inc.**  
 Professional Land Surveyors  
 3830 Crown Point Rd., Suite A  
 Jacksonville, Florida 32217  
 (904) 260-2703

# Hidden Hills Country Club Estates Unit 8

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



CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	28° 19' 23"	158.53	40.00	78.37	N68° 34' 28" W	77.57
2	6° 13' 18"	183.53	9.97	19.93	N79° 35' 58" W	19.92
3	22° 04' 34"	183.53	35.80	70.71	N65° 27' 04" W	70.28
4	10° 10' 17"	125.00	11.12	22.19	S 49° 19' 36" E	22.16
5	34° 17' 23"	125.00	38.96	74.81	S 27° 05' 46" E	73.70
6	42° 02' 59"	125.00	48.05	91.74	S 11° 04' 25" W	89.69
7	8° 00' 48"	107.34	7.52	15.01	N36° 06' 19" E	15.00
8	39° 18' 56"	107.34	38.34	73.66	N59° 46' 11" E	72.22
9	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56" E	70.35
10	29° 41' 20"	107.34	28.45	55.62	S 47° 26' 51" E	55.00
11	28° 21' 29"	133.53	33.74	66.09	N68° 35' 28" W	65.42
12	8° 30' 39"	75.00	76.57	113.24	N 11° 09' 28" W	102.79
13	15° 17' 54"	57.34	90.52	115.39	N89° 44' 52" E	96.88



NOTE: SEE SHEET 2 FOR GENERAL NOTES.

# Hidden Hills Country Club Estates Unit 8

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



CURVE TABLE *****						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	18° 04' 54"	301.17	47.92	95.04	S83° 09' 42" W	94.65
2	23° 08' 40"	170.49	34.91	68.87	S85° 41' 33" W	68.40
3	30° 39' 13"	213.53	58.52	114.24	S71° 15' 49" E	112.88
4	33° 39' 08"	193.50	58.52	113.65	S72° 45' 46" E	112.02
5	107° 17' 19"	25.00	33.96	46.81	N39° 31' 47" W	40.27
6	12° 42' 18"	276.17	30.75	61.24	S80° 28' 25" W	61.11
7	23° 08' 40"	195.49	40.03	78.97	S85° 41' 33" W	78.43
8	38° 16' 50"	107.34	37.25	71.72	S81° 25' 56" E	70.39
9	29° 41' 20"	107.34	28.45	55.62	S47° 26' 51" E	55.00
10	37° 36' 20"	210.57	71.70	138.21	S51° 24' 21" E	135.74
11	16° 22' 54"	210.57	30.31	60.20	S78° 23' 58" E	60.00
12	17° 24' 45"	238.53	36.53	72.49	S77° 53' 01" E	72.21
13	13° 14' 25"	238.53	27.68	55.12	S62° 33' 25" E	55.00
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15	99° 46' 26"	25.00	29.67	43.53	N49° 16' 50" E	38.24
16	0° 15' 34"	2530.00	5.73	11.45	S 3° 04' 10" W	11.45
17	4° 46' 06"	820.01	34.14	68.25	S 0° 48' 54" E	68.23
18	5° 11' 10"	820.01	37.14	74.22	S 4° 09' 44" W	74.20
19	3° 08' 58"	820.01	22.54	45.07	S15° 41' 21" W	45.07
20	2° 19' 16"	2170.00	43.96	87.91	S18° 25' 30" W	87.90
21	83° 59' 28"	25.00	22.51	36.65	S48° 45' 03" W	33.45
22	16° 37' 32"	326.17	47.66	94.65	S82° 26' 01" W	94.31
23	7° 41' 11"	145.49	9.14	18.25	S77° 42' 48" W	18.24
24	15° 57' 29"	145.49	20.39	40.52	S89° 17' 08" W	40.39
25	2° 11' 56"	260.57	5.00	10.00	S33° 42' 09" E	10.00
26	24° 25' 35"	260.57	56.40	111.09	S47° 00' 55" E	110.25
27	26° 07' 46"	260.57	60.47	118.83	S72° 17' 36" E	117.81
28	1° 13' 57"	260.57	2.80	5.60	S85° 58' 27" E	5.60
29	30° 39' 10"	188.53	51.67	100.86	S71° 15' 47" E	99.66
30	28° 07' 30"	218.50	54.73	107.26	S71° 20' 29" E	106.18
31	82° 27' 51"	25.00	21.91	35.98	S44° 10' 19" E	32.96
32	3° 59' 30"	820.01	28.58	57.13	N 12° 07' 07" E	57.12
33	3° 22' 03"	820.01	24.10	48.19	N 8° 26' 20" E	48.19
34	1° 05' 09"	2530.00	23.97	47.95	N 2° 23' 49" W	47.95
35	1° 10' 51"	2530.00	26.07	52.14	N 1° 15' 49" W	52.14

PER HIDDEN HILLS COUNTRY CLUB UNIT 6, P.E. 43, P.G. 97-97B (60' PRIVATE R/W)

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NOTE: SEE SHEET 2 FOR GENERAL NOTES.

