

HIDDEN HILLS COUNTRY CLUB ESTATES UNIT TEN-A

BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

TAXES PAID THRU 1995 R.P.F.

PLAT BOOK 50 PAGE 71

SHEET 1 OF 4 SHEETS.
(SEE SHEET 2 FOR NOTES)

CAPTION

A portion of Government Lots 3 and 4, Section 3, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 14, Hidden Hills Country Club Estates Unit 10, as recorded in Plat Book 46, Pages 16 through 16B (inclusive) of the Current Public Records of said County, said point being situate in the Westerly right of way line of Southern Hills Circle West (a 60 foot private right of way as now established); thence South 09°24'50" West, along last said right of way line and along the boundary of last said plat, a distance of 351.00 feet to the point of curvature of a curve concave Easterly and having a radius of 1060.00 feet; thence Southerly along and around the arc of said curve and continuing along last said right of way line and along the boundary of last said plat, 256.06 feet, said arc being subtended by a chord bearing and distance of South 02°29'37" West, 255.44 feet to the Northeast corner of Lot 15 of last said plat; thence run the following three (3) courses and distance along the boundary of last said plat; Course No. 1: South 88°52'29" West, 118.84 feet; Course No. 2: South 67°08'46" West, 74.76 feet; Course No. 3: South 00°53'38" East, 291.57 feet; thence South 89°06'22" West, 588.99 feet to a point situate in the Easterly boundary of Cobblestone Unit Five, as recorded in Plat Book 44, Pages 17 through 17F (inclusive) of said Current Public Records, said point also being situate in the Westerly line of said Section 3, the same being the Easterly line of Section 4 of said Township and Range; thence North 00°53'38" West, along last said line and along the Easterly boundary of Cobblestone Unit Three, as recorded in Plat Book 42, Pages 69 through 69E (inclusive) and Cobblestone Unit Two, as recorded in Plat Book 41, Pages 85 through 85F (inclusive) of said Current Public Records, a distance of 916.88 feet to the Southwest corner of Lot 10 of said Hidden Hills Country Club Estates Unit 10; thence North 88°52'29" East, along the Southerly boundary of last said plat, 855.08 feet to the POINT OF BEGINNING.

Containing 15.41 acres, more or less.

CLERK'S CERTIFICATE 96-153903

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to me for recording and is recorded in Plat Book 50, Pages 71 through 71C of the Public Records of Duval County, Florida, this 24th day of July, A.D., 1996.

By: Henry Cook, Clerk of the Circuit Court
By: M. V. Odum, Deputy Clerk

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 26-432-224 of said City, adopted by its Council and approved by the Mayor, this 31st day of May, A.D., 1996.

By: Sam L. Mason, Director of Public Works
Date: 7/23/96

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 177.091 F.S., Chapter 616-17.003 F.A.C. and Section 654.110 Ordinance Code of the City of Jacksonville.

Signed and Sealed this 24th day of June, A.D., 1996

By: Richard A. Miller, Florida Registered Land Surveyor No. 3848

PREPARED BY: RICHARD A. MILLER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 6701 BEACH BOULEVARD SUITE 200 JACKSONVILLE, FLORIDA 32216 904-721-1226

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 Ten-A and has caused the same to be surveyed and subdivided; that Nations Bank, N.A., a National Banking Association 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." 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. Those easements designated as "S.U.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 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 22nd day of May, A.D., 1996.

JOHN WIELAND HOMES OF JACKSONVILLE, INC.

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

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

Witness: Barbara Tance
Barbara Tance
Print name:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of May, A.D., 1996 by William R. Giles, Jr., individual, 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 15, 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

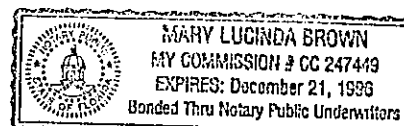
Witness: Mary R. Brown
Mary R. Brown
Print name:

By: Bryan R. White
Bryan R. White
its Vice President

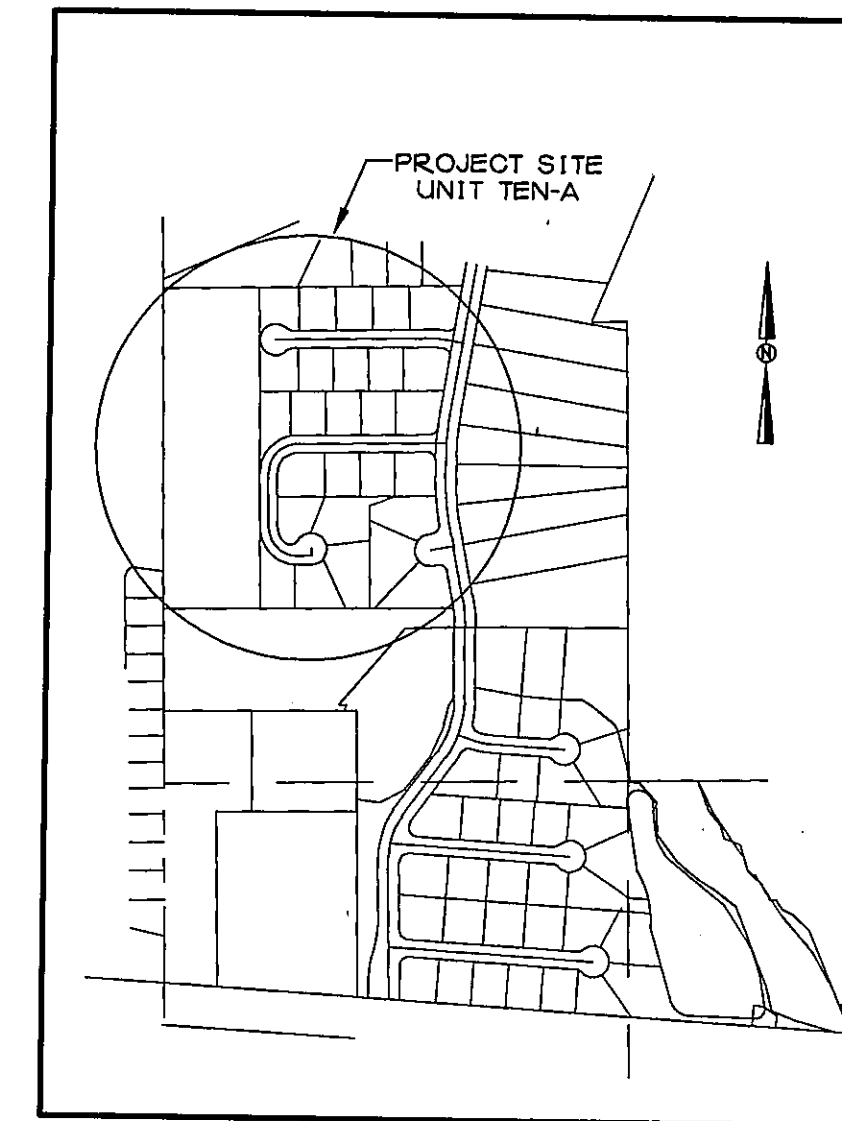
Witness: Lisa A. Drury
Lisa A. Drury
Print name:

STATE OF FLORIDA
COUNTY OF DUVAL

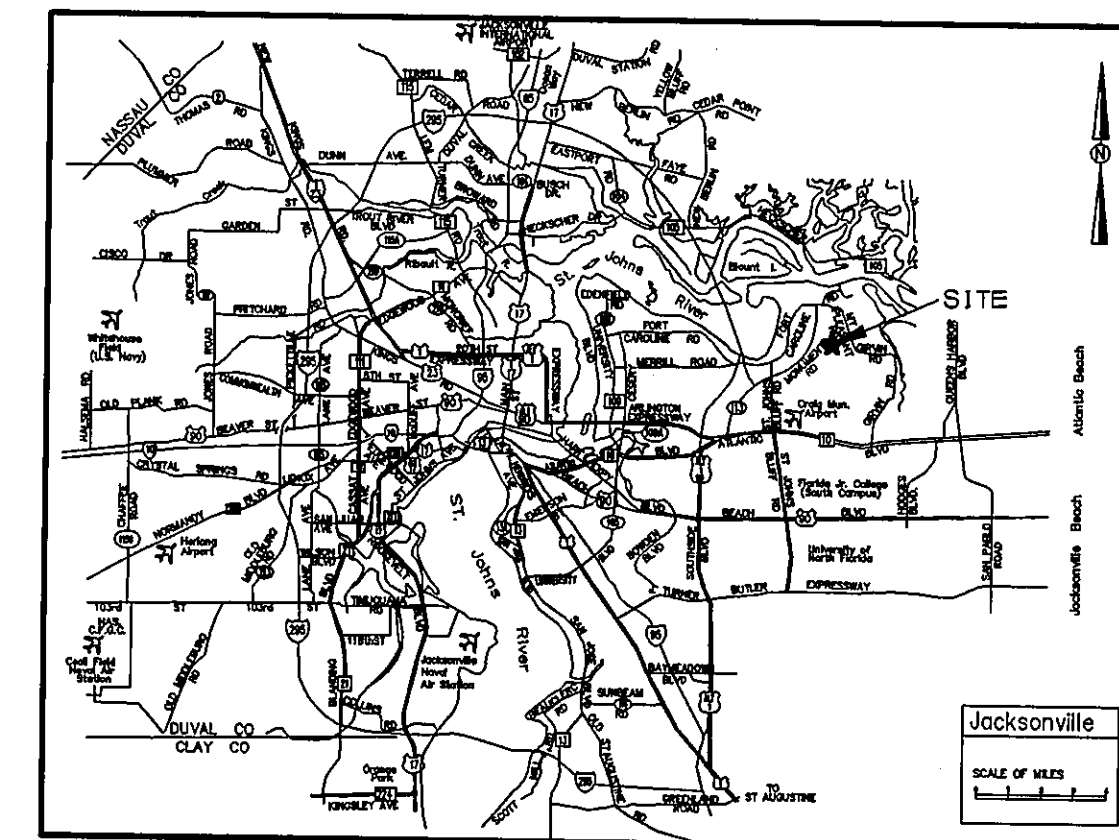
The foregoing instrument was acknowledged before me this 9 day of June, A.D., 1996 by Bryan R. White, Vice President of Nations Bank, N.A., South, a National Banking Association known to me or who or who has produced as identification and who has taken an oath on behalf of the association.



By: Mary R. Brown
Mary R. Brown
Notary Public, State of Florida
My Commission Expires
Print name: MARY R. BROWN



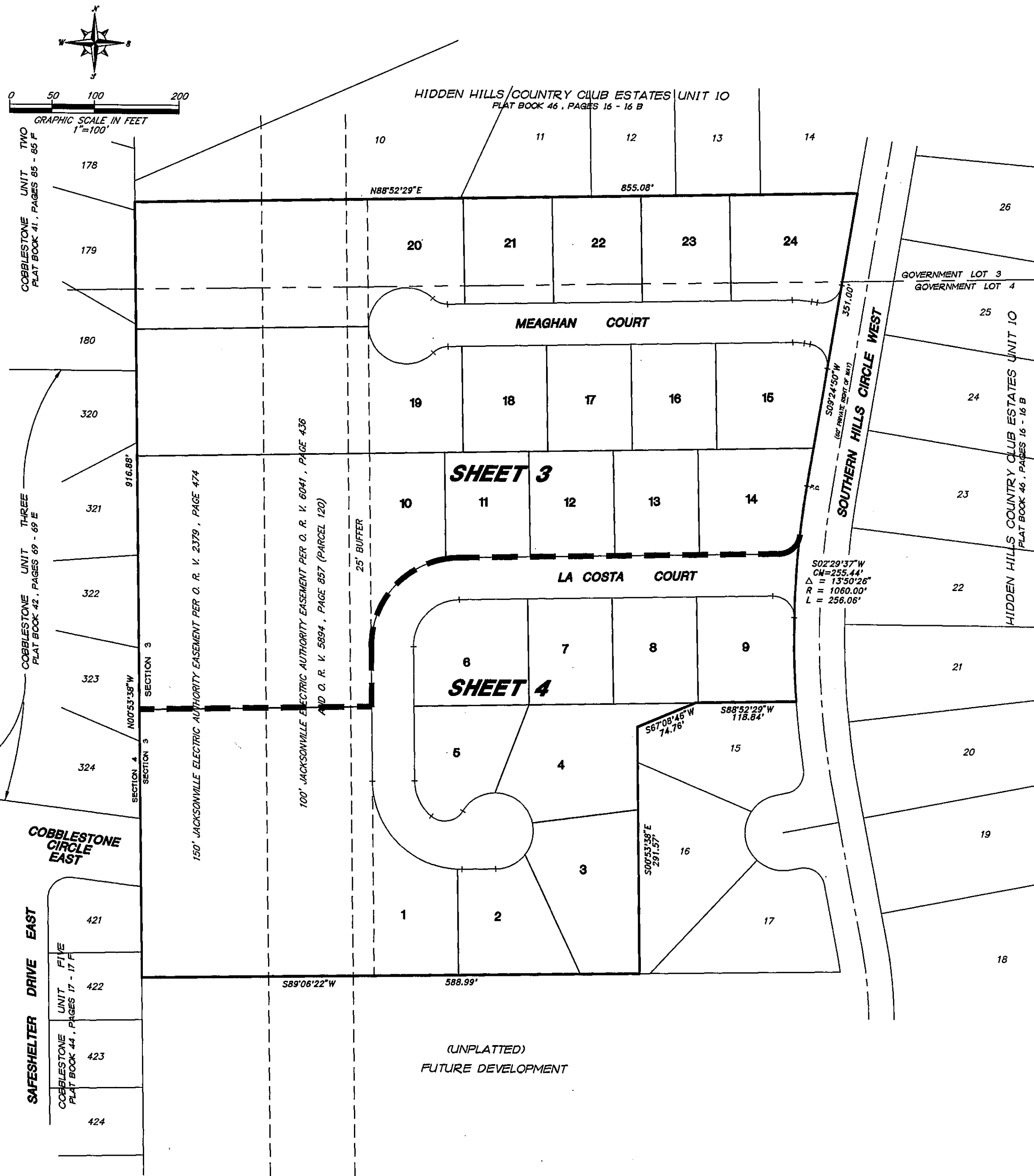
LOCATION MAP



VICINITY MAP

HIDDEN HILLS COUNTRY CLUB ESTATES UNIT TEN-A

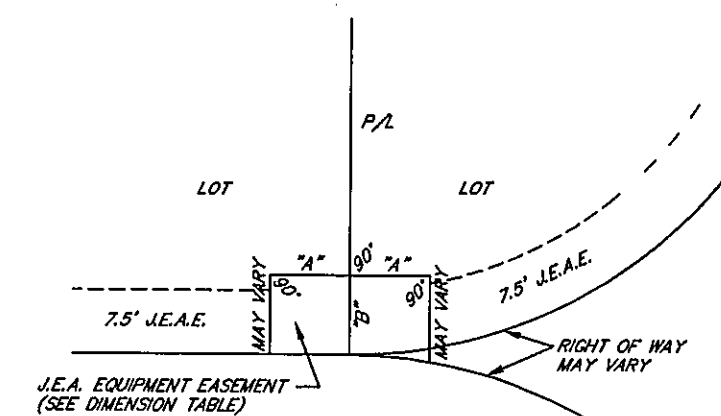
BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES:

1. \odot DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
2. \circ 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 IMPROVEMENTS WHICH MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE JACKSONVILLE ELECTRIC AUTHORITY.
7. P.C. DENOTES POINT OF CURVE
P.T. DENOTES POINT OF TANGENCY
8. 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.
9. S.J.R.W.M.D. DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
10. A.C.O.E. DENOTES ARMY CORPS OF ENGINEERS.
11. D.E.P. DENOTES DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
13. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
14. R DENOTES RADIUS
15. L DENOTES ARC
16. CH DENOTES CHORD
17. Δ DENOTES CENTRAL ANGLE
18. (100.00') DENOTES DISTANCE TO TRAVERSE AND/OR EASEMENT LINE ONLY.
19. BEARINGS SHOWN HEREON REFER TO HIDDEN HILLS COUNTRY CLUB ESTATES UNIT 10, PLAT BOOK 46, PAGES 16 THROUGH 16B.

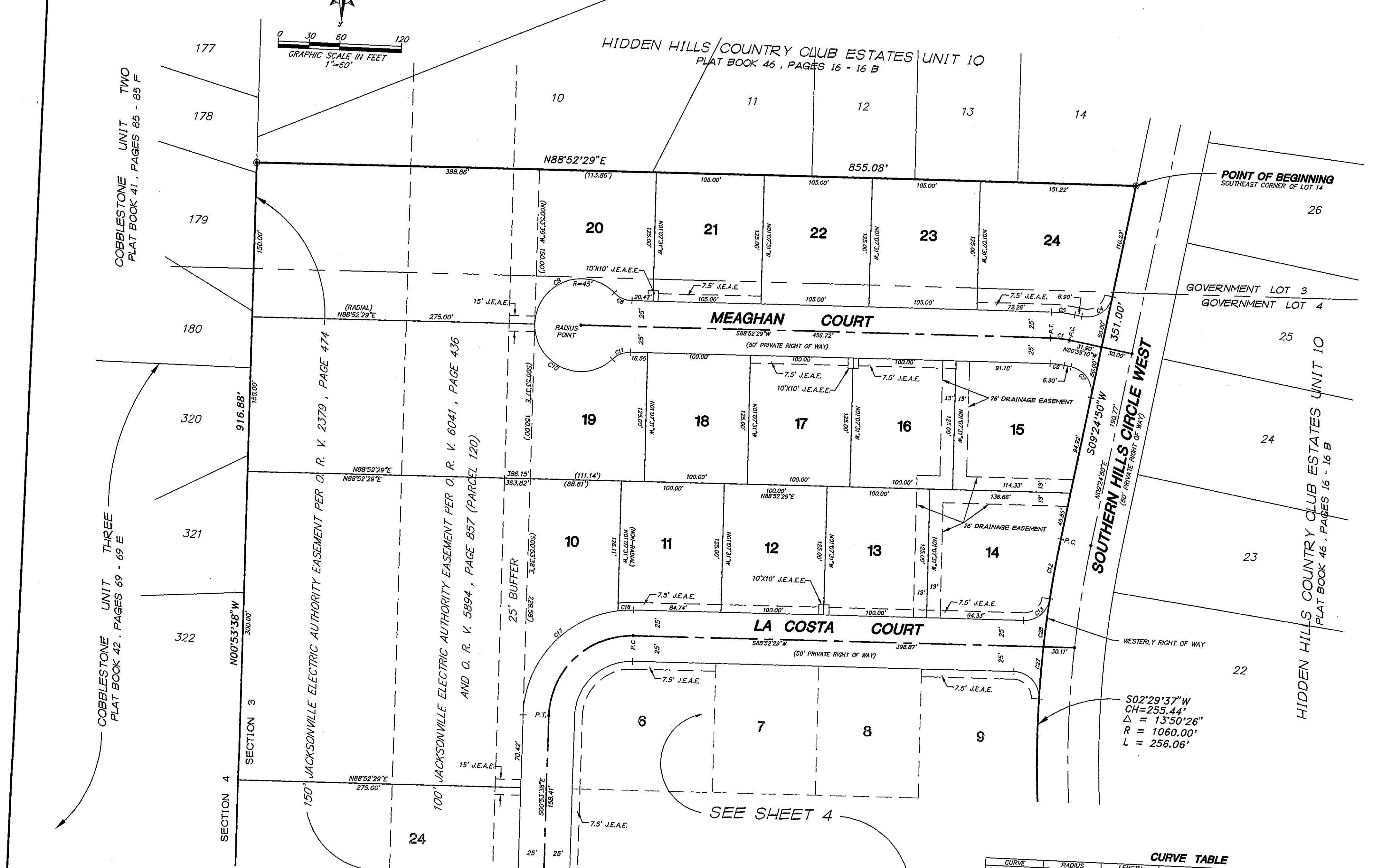
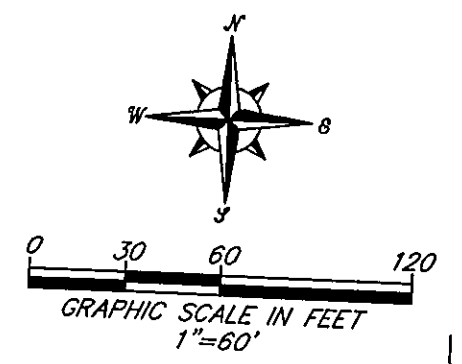
2"	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
4"	10'	TYPICAL 10' X 20' J.E.A. EQUIPMENT EASEMENT



J.E.A. EASEMENT DETAIL
(NOT TO SCALE)

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PLAT BOOK **SD** PAGE **71B**
 SHEET 3 OF 4 SHEETS.
 (SEE SHEET 2 FOR NOTES)



COBBLESTONE UNIT TWO
 PLAT BOOK 41, PAGES 85 - 85 F

COBBLESTONE UNIT THREE
 PLAT BOOK 42, PAGES 69 - 69 E

150' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT PER O. R. V. 2379, PAGE 474
 100' JACKSONVILLE ELECTRIC AUTHORITY EASEMENT PER O. R. V. 6041, PAGE 436
 AND O. R. V. 5894, PAGE 857 (PARCEL 120)

S02°29'37"W
 CH=255.44'
 Δ = 13°50'26"
 R = 1060.00'
 L = 256.06'

SEE SHEET 4

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	18.39'	9.22'	18.37'	N85°51'21" W	10°32'21"
C4	25.00'	39.27'	25.00'	35.36'	S54°24'50" W	90°00'00"
C5	125.00'	22.69'	11.53'	22.95'	N85°51'20" W	10°32'21"
C6	75.00'	13.80'	6.92'	13.78'	S85°51'21" E	10°32'21"
C7	25.00'	39.27'	25.00'	35.36'	S35°35'10" E	90°00'00"
C8	25.00'	18.39'	10.21'	18.90'	N88°55'03" W	44°24'55"
C9	45.00'	105.57'	107.09'	82.97'	N88°55'03" W	134°24'55"
C10	25.00'	19.38'	10.21'	18.90'	S88°55'03" E	44°24'55"
C11	1060.00'	58.85'	29.43'	58.84'	S07°49'25" W	03°10'51"
C12	25.00'	36.06'	21.98'	33.01'	S47°33'14" W	82°38'50"
C13	105.00'	15.31'	7.67'	15.30'	S84°41'42" W	08°21'20"
C16	105.00'	149.20'	90.33'	136.96'	S30°48'25" W	81°24'47"
C17	105.00'	50.99'	25.50'	50.99'	N02°18'39" E	02°45'23"
C27	1060.00'	47.07'	23.54'	47.06'	N04°57'40" E	02°32'39"

PREPARED BY:
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