

HIDDEN HILLS UNIT TWO

TAXES VERIFIED
N.S.F.

PLAT BOOK 38 PAGE 4

CITY OF JACKSONVILLE

A RESUBDIVISION OF PART OF THE PLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

DUVAL COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

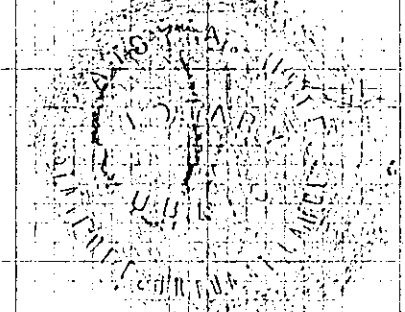
CAPTION

A TRACT OF LAND, BEING A PART OF THE PLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, HIDDEN HILLS UNIT ONE, AS RECORDED IN PLAT BOOK 35, PAGES 66, 66A, 66B AND 66C OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, FOR THE POINT OF BEGINNING; RUN THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID HIDDEN HILLS UNIT ONE AS FOLLOWS: SOUTH 65° 44' 00" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 72° 30' 11" EAST, A DISTANCE OF 120.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, SAID POINT LYING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 675.18 FEET; RUN THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01° 08' 14", AN ARC DISTANCE OF 13.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03° 41' 56" WEST, 13.40 FEET; RUN THENCE NORTH 79° 50' 41" EAST, A DISTANCE OF 166.05 FEET TO A POINT IN A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83° 19' 03", AN ARC DISTANCE OF 254.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51° 48' 44" EAST, 232.64 FEET TO THE SOUTHEAST CORNER OF LOT 27 OF SAID HIDDEN HILLS UNIT ONE; THENCE SOUTH 04° 51' 21" EAST, A DISTANCE OF 29.85 FEET; RUN THENCE NORTH 73° 06' 53" EAST, A DISTANCE OF 81.78 FEET; THENCE NORTH 30° 15' 00" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 59° 45' 00" EAST, A DISTANCE OF 128.00 FEET; THENCE SOUTH 40° 46' 41" EAST, A DISTANCE OF 67.68 FEET; THENCE SOUTH 59° 45' 00" EAST, A DISTANCE OF 128.00 FEET TO THE SOUTHEAST CORNER OF LOT 31 OF SAID HIDDEN HILLS UNIT ONE; RUN THENCE SOUTH 30° 15' 00" WEST, A DISTANCE OF 128.00 FEET; THENCE SOUTH 17° 03' 34" WEST, A DISTANCE OF 65.73 FEET; THENCE SOUTH 30° 15' 00" WEST, A DISTANCE OF 192.34 FEET; THENCE SOUTH 76° 30' 00" WEST, A DISTANCE OF 407.15 FEET TO A POINT IN A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 546.28 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06° 12' 06", AN ARC DISTANCE OF 59.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28° 52' 26" WEST, 59.10 FEET; RUN THENCE SOUTH 64° 13' 31" WEST ALONG A LINE RADIAL TO THE PRECEDING CURVE, A DISTANCE OF 123.00 FEET TO A POINT IN A CURVE WHICH IS CONCAVE NORTHEASTERLY AND HAS A RADIUS OF 669.28 FEET; RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (WHICH IS CONCENTRIC TO THE PRECEDING CURVE), THROUGH A CENTRAL ANGLE OF 12° 16' 23", AN ARC DISTANCE OF 143.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19° 38' 11" WEST, 143.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13° 30' 00" WEST, A DISTANCE OF 183.00 FEET; RUN THENCE SOUTH 76° 30' 00" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 50° 45' 50" WEST, A DISTANCE OF 87.57 FEET; THENCE NORTH 65° 44' 00" WEST, A DISTANCE OF 105.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD, A 100 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF HIDDEN HILLS UNIT ONE, RUN THENCE NORTH 24° 16' 00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

STATE OF FLORIDA COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED JOHN R. LAMB EXEC. VICE PRES. OF D.F. SERVICES, INC., CHARLES E. COLLIER, PRESIDENT OF CHARLES E. COLLIER & SON, INC. AND ELWOOD COLLIER, PRESIDENT OF COLLIER CLASSIC HOMES, INC., TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION OF PLAT AS PRESIDENTS OF SAID CORPORATIONS NAMED THEREIN, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME AND AFFIXED THE CORPORATE SEALS AS THE ACT AND DEED OF SAID CORPORATIONS. WITNESS MY HAND AND OFFICIAL SEAL IN SAID STATE AND COUNTY THIS 28TH DAY OF September A.D. 1981.

Patsy A. Hite
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES Jan. 30, 1982



ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, D.F. SERVICES, INC., CHARLES E. COLLIER & SON, INC. AND COLLIER CLASSIC HOMES, INC., A JOINT VENTURE, CORPORATIONS UNDER THE LAWS OF THE STATE OF FLORIDA, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED AND THIS PLAT, TO BE KNOWN AS HIDDEN HILLS UNIT TWO, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA, OR THE PUBLIC. ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS PRIVATE STREETS, ALL THE PROPERTY DESIGNATED ON THIS PLAT AS TRACTS AND ALL EASEMENTS SHOWN ON THIS PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE SAID CORPORATIONS, THEIR SUCCESSORS, ASSIGNS AND GRANTEEES, IF ANY, OF SAID PRIVATE STREETS, TRACTS AND EASEMENTS. THE SAID CORPORATIONS DO HEREBY GRANT TO PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICKUP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID CORPORATIONS TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LEINS ON SAID LANDS OR ANY PART THEREOF AND SUCH OTHER PERSONS AS SAID CORPORATIONS FROM TIME TO TIME MAY DESIGNATE, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE STREETS. ALL OF SAID PRIVATE STREETS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF SAID CORPORATIONS, ITS SUCCESSORS, ASSIGNS AND GRANTEEES, IF ANY, OF SAID PRIVATE STREETS. NOTWITHSTANDING THE PRECEDING PROVISIONS THE SAID CORPORATIONS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO, IN THE OPINION OF SAID CORPORATIONS MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT. THE SAID CORPORATIONS HEREBY RESERVE AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENTAL BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED PRIVATE STREETS, ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED TRACTS AND ALL OR ANY PART OF EASEMENTS SHOWN ON THIS PLAT, IN WITNESS WHEREOF, THE SAID OWNERS, D.F. SERVICES, INC., CHARLES E. COLLIER & SON, INC. AND COLLIER CLASSIC HOMES, INC., HAS EXECUTED THESE PRESENTS UNDER SEAL THIS 28 DAY OF September A.D. 1981. "UEA EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM"

WITNESS: <u>Patsy A. Hite</u>	D.F. SERVICES, INC.
WITNESS: <u>Jo Ann G. Collier</u>	<u>Chas. E. Collier</u>
WITNESS: <u>Patsy A. Hite</u>	CHARLES E. COLLIER & SON, INC.
WITNESS: <u>Jo Ann G. Collier</u>	<u>Charles E. Collier</u>
WITNESS: <u>Patsy A. Hite</u>	COLLIER CLASSIC HOMES, INC.
WITNESS: <u>Jo Ann G. Collier</u>	<u>Elwood T. Collier</u>

DEVELOPERS CERTIFICATE

THIS IS TO CERTIFY THAT D.F. SERVICES, INC., CHARLES E. COLLIER & SON, INC. AND COLLIER CLASSIC HOMES, INC. HAS CONSTRUCTED THE REQUIRED IMPROVEMENTS IN PUBLIC SPACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

John R. Lamb EXEC. VICE PRES. D.F. SERVICES, INC.
Charles E. Collier PRES. CHARLES E. COLLIER & SON, INC.
Elwood T. Collier PRES. COLLIER CLASSIC HOMES, INC.

SIGNED THIS 28TH DAY OF FEBRUARY 1982
Albert J. Howard
DIRECTOR OF PUBLIC WORKS

APPROVED
DATE: February 2, 1982
BY: S. L. Tolland, Jr.
CITY ENGINEER
W. J. Howard
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Phillip S. Cape
ASSISTANT COUNSEL

HIDDEN HILLS UNIT TWO

CITY OF JACKSONVILLE

A RESUBDIVISION OF PART OF THE PLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

DUVAL COUNTY FLORIDA

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT DUVAL FEDERAL SAVINGS AND LOAN, INC., A FLORIDA CORPORATION, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT, TO BE KNOWN AS HIDDEN HILLS UNIT TWO, FOR THE USES AND PURPOSES THEREIN EXPRESSED AND NO DRIVES, WAYS, LANES, COURTS AND EASEMENTS FOR DRAINAGE, UTILITIES AND SEWERS SHOWN ON THIS PLAT ARE DEDICATED TO THE CITY OF JACKSONVILLE OR ITS SUCCESSORS. IN WITNESS WHEREOF DUVAL FEDERAL SAVINGS AND LOAN, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT IN ITS NAME AND WITH ITS SEAL AFFIXED THIS 20 DAY OF SEPTEMBER A.D. 1981.

WITNESS Patsy A. Hite

WITNESS John G. Collins

DUVAL FEDERAL SAVINGS AND LOAN, INC.

John R. Lamb
EXECUTIVE VICE PRESIDENT

STATE OF FLORIDA COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN LAMB, EXECUTIVE VICE PRESIDENT OF DUVAL FEDERAL SAVINGS AND LOAN, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA, THIS 20th DAY OF September A.D. 1981.

Patsy A. Hite
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES Jan. 30, 1982

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. 82-52-13 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 11th DAY OF FEBRUARY A.D. 1982.

John W. Haddock
MAYOR OF THE CITY OF JACKSONVILLE

Donald R. Dixon
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

82-9412

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 38 PAGES 4, 4A, 4B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 19th DAY OF February A.D. 1982.

CLERK S. Morgan Langford
BY Robert C. Fales
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA. SIGNED AND SEALED THIS 3rd DAY OF NOVEMBER A.D. 1981.

ALL STATE LAND SURVEYORS, INC.

R. H. Miller
FLORIDA REGISTERED LAND SURVEYOR NO. 1919

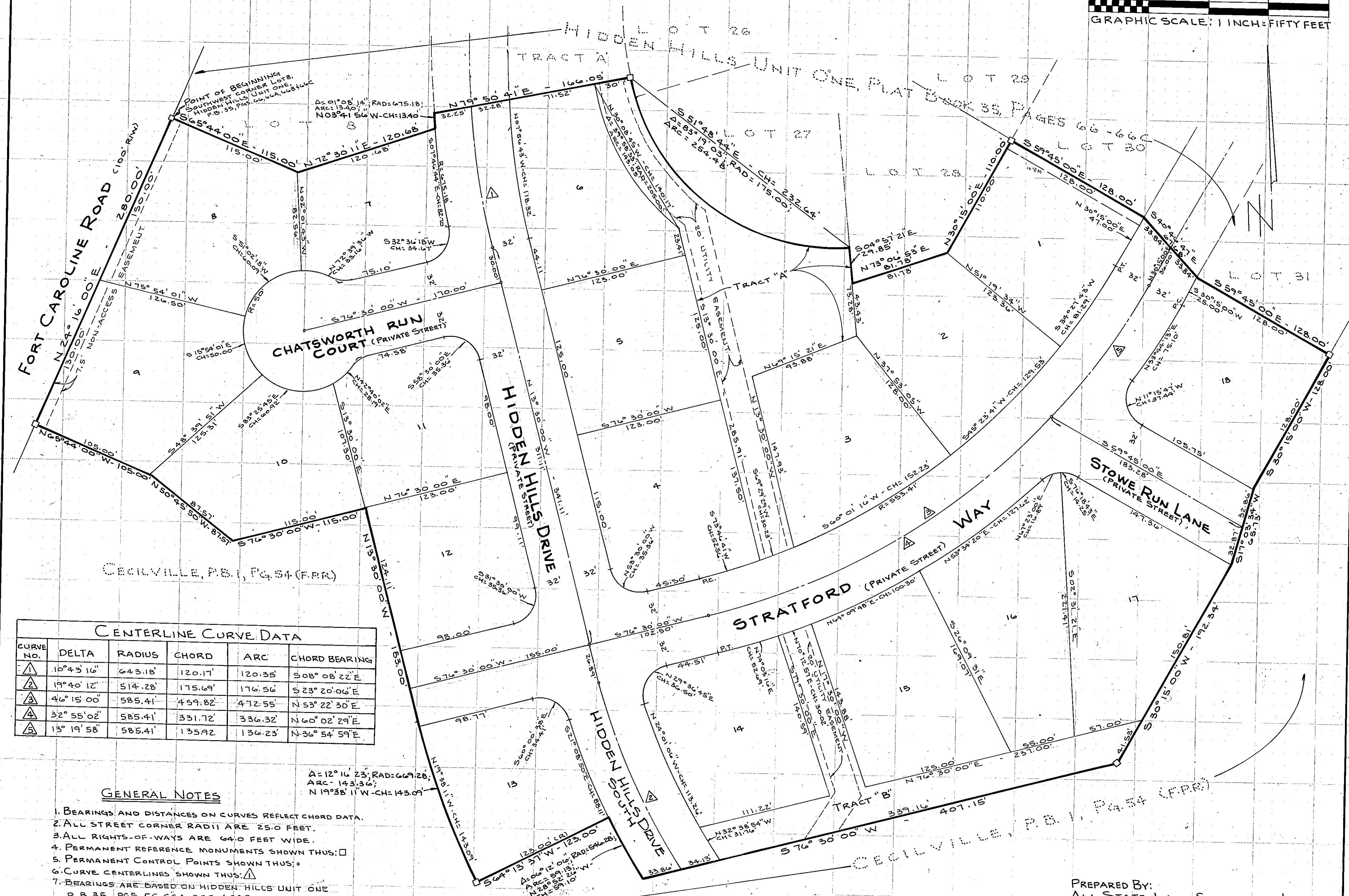
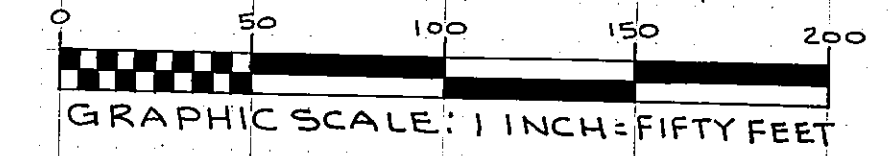
HIDDEN HILLS UNIT Two

CITY OF JACKSONVILLE

A RESUBDIVISION OF PART OF THE PLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

DUVAL COUNTY FLORIDA

SHEET 3 OF 3 SHEETS



CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	CHORD	ARC	CHORD BEARING
1	10°43'16"	643.18'	120.17'	120.35'	S08°08'22"E
2	19°40'12"	514.28'	175.69'	176.56'	S23°20'06"E
3	46°15'00"	585.41'	459.82'	472.55'	N53°22'30"E
4	32°55'02"	585.41'	331.72'	336.32'	N60°02'29"E
5	13°19'58"	585.41'	136.23'	136.23'	N36°54'59"E

GENERAL NOTES

1. BEARINGS AND DISTANCES ON CURVES REFLECT CHORD DATA.
2. ALL STREET CORNER RADII ARE 25.0 FEET.
3. ALL RIGHTS-OF-WAYS ARE 64.0 FEET WIDE.
4. PERMANENT REFERENCE MONUMENTS SHOWN THUS: □
5. PERMANENT CONTROL POINTS SHOWN THUS: ○
6. CURVE CENTERLINES SHOWN THUS: △
7. BEARINGS ARE BASED ON HIDDEN HILLS UNIT ONE P. B. 35, PGS. 66, 66A, 66B & 66C.

PREPARED BY:
ALL STATE LAND SURVEYORS, INC.
2014 UNIVERSITY BOULEVARD WEST
JACKSONVILLE, FLORIDA 32217