

HIDDEN HILLS Unit 6

PART OF THE F. P. SANCHEZ GRANT, SEC. 51, TWP. 1 S., RGE. 28 E., DUVAL COUNTY, FLORIDA, AND / OR REPLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PLAT BOOK 40 PAGE 61

SHEET 1 OF 3

TAXES VERIFIED R.B.F.

CAPTION:

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING IN AND BEING PART OF THE F. P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING PART OF LOT 2, BLOCK 7, LOT 3, BLOCK 8, LOT 3 AND LOT 4, BLOCK 11, LOT 1 AND LOT 2, BLOCK 12, AND POSTIONS OF POUSAYO AVENUE AND ANNA STREET, AS SHOWN ON THE PLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

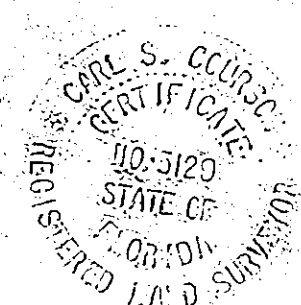
FROM THE INTERSECTION OF THE SOUTH BOUNDARY OF SAID F. P. SANCHEZ GRANT, SECTION 51 AND / OR THE SOUTH BOUNDARY OF CECILVILLE, WITH THE EASTERLY RIGHT-OF-WAY OF FORT CAROLINE ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, N.24°16'00"E., BY AND ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 695.00 FEET FOR A POINT OF BEGINNING; THENCE, CONTINUE N.24°16'00"E., BY AND ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 715.63 FEET; THENCE, S.65°44'00"E., A DISTANCE OF 275.00 FEET; THENCE, N.79°34'48"E., A DISTANCE OF 263.67 FEET TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF N.64°13'37"E.; THENCE, SOUTHEASTERLY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 669.28 FEET AND A DELTA OF 10°43'00", A DISTANCE OF 125.18 FEET TO A POINT OF COMPOUND CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A DELTA OF 29°41'44", A DISTANCE OF 207.31 FEET TO A POINT ON SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF S.23°48'53"W.; THENCE, S.28°19'53"W., A DISTANCE OF 285.50 FEET; THENCE, S.01°17'06"W., A DISTANCE OF 89.0 FEET; THENCE, S.29°48'03"W., A DISTANCE OF 117.50 FEET; THENCE, S.15°45'57"W., A DISTANCE OF 113.0 FEET TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF S.13°45'22"W.; THENCE, NORTHWESTERLY, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 571.00 FEET AND A DELTA OF 23°17'54", A DISTANCE OF 232.19 FEET TO A POINT OF TANGENCY; THENCE, S.80°27'38"W., A DISTANCE OF 75.34 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 381.00 FEET AND A DELTA OF 25°30'22", A DISTANCE OF 169.61 FEET TO A POINT ON SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF S.15°58'00"W.; THENCE, N.55°38'49"W., A DISTANCE OF 91.41 FEET; THENCE, N.65°44'00"W., A DISTANCE OF 265.00 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A DELTA OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF FORT CAROLINE ROAD AND THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE. I FURTHER CERTIFY COMPLIANCE WITH ALL CITY OF JACKSONVILLE ZONING RULES AND REGULATIONS AS CURRENTLY IN EFFECT, PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(8).

RAY, COURSON & ASSOCIATES, INC.

Carl Courson
CARL S. COURSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3129



DEVELOPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE VALLEY, LTD., COASTAL DEVELOPMENT GROUP INC., ITS GENERAL PARTNER, HAS FURNISHED THE CITY OF JACKSONVILLE A PLAT BOND AND A SIDEWALK BOND SECURED BY IRREVOCABLE LETTERS OF CREDIT AS SURETY THAT REQUIRED IMPROVEMENTS IN PUBLIC SPACE, INCLUDING SIDEWALKS, WILL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THAT SAID SURETY IS EQUIVALENT TO 100 PERCENT OF THE ESTIMATED TOTAL OF THE ENGINEERING AND CONSTRUCTION COST INCLUDING SIDEWALKS AND COST OF PLACING PERMANENT CONTROL POINTS (P.C.P.'S).

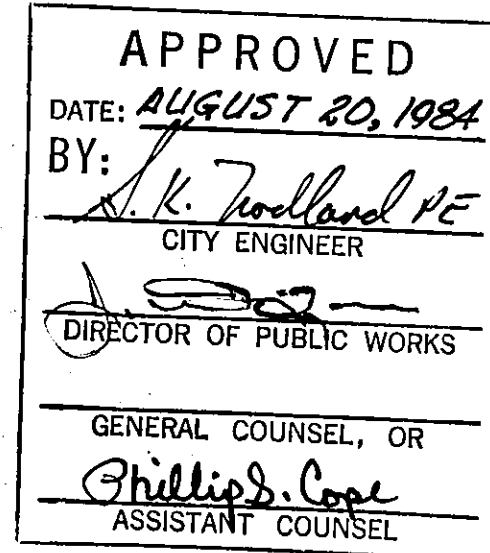
THIS 29th DAY OF January A.D., 1985

Albert J. Smal Jr.
DIRECTOR OF PUBLIC WORKS

THE VALLEY, LTD.
BY COASTAL DEVELOPMENT GROUP, INC.
ITS GENERAL PARTNER

Louis L. Huntley
LOUIS L. HUNTLEY, PRESIDENT

James M. Smoak Jr.
JAMES M. SMOAK, JR., SECRETARY

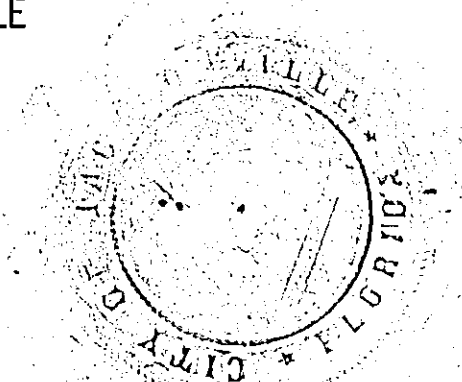


APPROVED FOR RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 84-993-479 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR, THIS 4th DAY OF September 1984

John M. Golemb
MAYOR OF THE CITY OF JACKSONVILLE

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

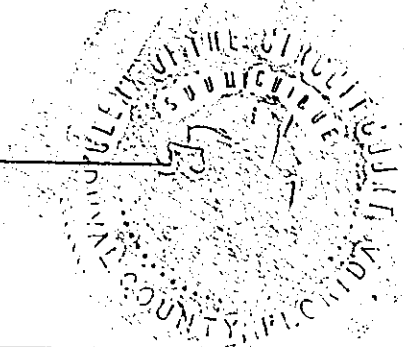


CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 40, PAGES 61 THRU 61B OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 1st DAY OF Feb A.D., 1985.

S. Morgan Slaughter
S. MORGAN SLAUGHTER, CLERK OF THE CIRCUIT COURT

Big Robert C. Forbes
DEPUTY CLERK



HIDDEN HILLS Unit 6

PART OF THE F. P. SANCHEZ GRANT, SEC. 51, TWP. 1 S., RGE. 28 E., DUVAL COUNTY, FLORIDA, AND / OR REPLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE VALLEY LTD., A LIMITED PARTNERSHIP, BY COASTAL DEVELOPMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER 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 6, 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, AND ALL EASEMENTS SHOWN ON THE PLAT ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE SAID COPORATION. THEIR SUCCESSORS, ASSIGNS AND GRANTEE, IF ANY, OF SAID PRIVATE STREETS, TRACTS AND EASEMENTS. THE SAID CORPORATION DOES 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 UTILITES AUTHORIZED BY SAID COPORATION 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 CORPORATION 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 CORPORATION, ITS SUCCESSORS, ASSIGNS AND GRANTEE, IF ANY, OF SAID PRIVATE STREETS. NOTWITHSTANDING THE PRECEEDING PROVISIONS THE SAID CORPORATION RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO, IN THE OPINION OF SAID CORPORATION MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

THE SAID CORPORATION HEREBY RESERVES 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 AND 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 OWNER, THE VALLEY, LTD., A LIMITED PARTNERSHIP, BY COASTAL DEVELOPMENT GROUP, INC., HAS EXECUTED THESE PRESENTS UNDER SEAL THIS 15 DAY OF AUGUST A.D., 1984.

"JEA EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM."

THE VALLEY, LTD.
BY COASTAL DEVELOPMENT GROUP, INC., ITS GENERAL PARTNER

Louis L. Huntley
LOUIS L. HUNTLEY, PRESIDENT

James M. Smoak, Jr.
JAMES M. SMOAK, JR., SECRETARY

Robert K. Bostly
WITNESS

Janey G. Carstedt
WITNESS

Robert S. Hale
WITNESS

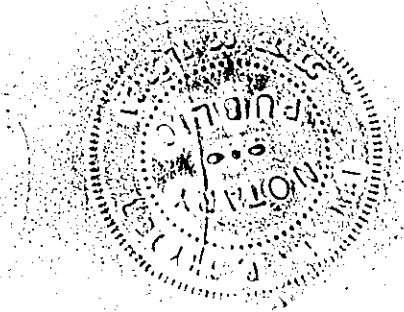
Karen L. Osborne
WITNESS

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, LOUIS L. HUNTLEY, PRESIDENT, AND JAMES M. SMOAK, JR., SECRETARY, OF COASTAL DEVELOPMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND GENERAL PARTNER OF THE VALLEY, LTD., TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY 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 15 DAY OF AUGUST A.D., 1984.

Janey G. Carstedt
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

April 12, 1988
MY COMMISSION EXPIRES



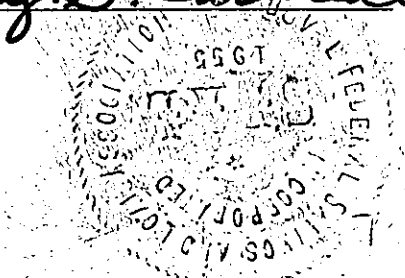
DEDICATION FOR MORTGAGEE:

THIS IS TO CERTIFY THAT DUVAL FEDERAL SAVINGS AND LOAN, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, 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 6, 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 HERETO.

THIS 16 DAY OF August A.D., 1984. "JEA EASEMENTS ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM."

Roger S. Hale
ROGER S. HALE, EXECUTIVE VICE PRESIDENT

WITNESS
Janey G. Carstedt
WITNESS



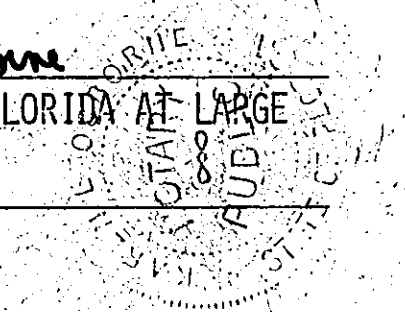
STATE OF FLORIDA
COUNTY OF DUVAL:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROGER S. HALE, EXECUTIVE VICE PRESIDENT OF DUVAL FEDERAL SAVINGS AND LOAN, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, 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 16 DAY OF Aug. A.D., 1984.

Karen L. Osborne
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

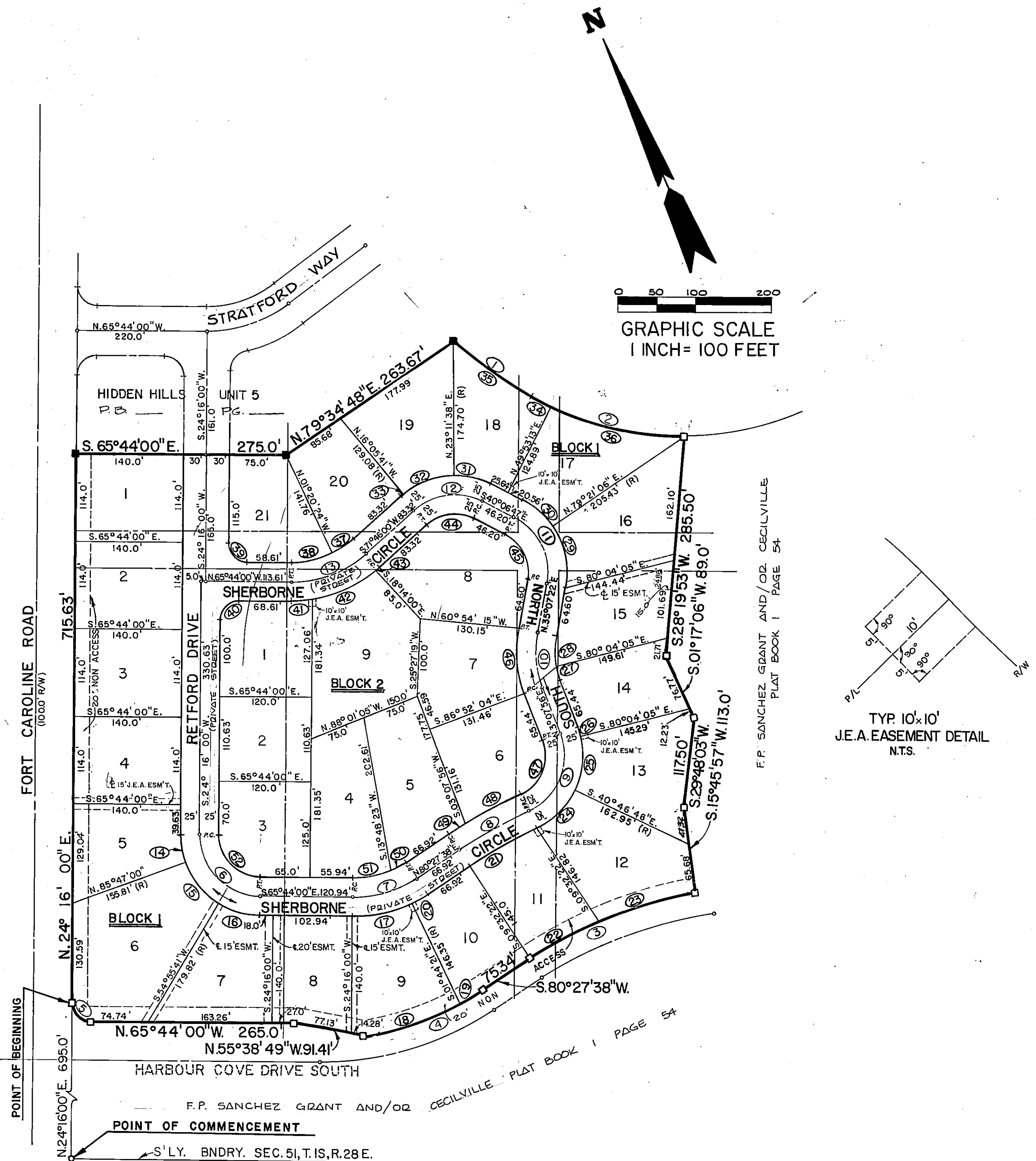
Jan. 13, 1985
MY COMMISSION EXPIRES



HIDDEN HILLS Unit 6

PART OF THE F.P. SANCHEZ GRANT, SEC. 51, TWP. 1 S., RGE. 28 E., DUVAL COUNTY, FLORIDA, AND/OR REPLAT OF CECILVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 54, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

- NOTES:
- (1)(R) DENOTES LOT LINES RADIAL TO CURVE.
 - (2) □ DENOTES PERMANENT REFERENCE MONUMENT SET.
 - (3) ○ DENOTES CONTROL POINT SET.
 - (4) ⊙ DENOTES CURVE NUMBER DESIGNATION.
 - (5) BEARINGS ARE BASED ON PLAT OF HIDDEN HILLS UNIT 2, PLAT BOOK 38, PAGES 4, 4A, 8 & 8B.
 - (6) + DENOTES STREET NAME CHANGE POINT.
 - (7) EASEMENTS SHOWN ARE FOR DRAINAGE, SEWER AND UTILITIES UNLESS OTHERWISE NOTED.



CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC L	CHORD L	TANGENT
1	10°43'00"	669.28'	125.18'	125.0'	62.77'
2	29°41'43"	400.0'	207.31'	205.0'	106.04'
3	23°17'54"	571.0'	232.19'	230.59'	117.72'
4	25°30'22"	381.0'	169.61'	168.21'	86.23'
5	90°00'00"	25.0'	39.27'	35.36'	25.0'
6	90°00'00"	80.0'	125.66'	113.14'	80.0'
7	33°48'22"	150.0'	88.50'	87.23'	45.58'
8	8°02'54"	741.0'	104.09'	104.0'	52.13'
9	85°22'36"	80.0'	119.21'	108.48'	73.79'
10	31°59'26"	130.0'	72.58'	71.65'	37.27'
11	75°14'09"	80.0'	105.05'	97.66'	61.65'
12	68°07'13"	80.0'	95.11'	89.61'	54.08'
13	42°30'00"	145.0'	107.56'	105.11'	56.39'
14	20°03'00"	105.0'	36.74'	36.56'	18.56'
15	39°17'19"	105.0'	72.0'	70.60'	37.48'
16	30°39'41"	105.0'	56.19'	55.52'	28.79'
17	26°00'21"	175.0'	79.43'	78.75'	40.41'
18	20°12'23"	381.0'	134.37'	133.67'	67.89'
19	5°17'59"	381.0'	35.24'	35.23'	17.63'
20	7°48'01"	175.0'	23.83'	23.81'	11.93'
21	8°02'54"	716.0'	100.58'	100.50'	50.37'
22	10°06'41"	571.0'	100.77'	100.64'	50.52'
23	13°11'13"	571.0'	131.42'	131.13'	66.0'
24	39°17'19"	105.0'	72.0'	70.60'	37.48'
25	39°17'19"	105.0'	72.0'	70.60'	37.48'
26	6°47'59"	105.0'	12.46'	12.45'	6.24'
27	10°26'00"	105.0'	19.12'	19.09'	9.59'
28	21°33'26"	105.0'	39.51'	39.27'	19.99'
29	45°46'16"	105.0'	83.88'	81.67'	44.32'
30	29°27'53"	105.0'	54.0'	53.40'	27.61'
31	26°41'35"	105.0'	48.92'	48.48'	24.91'
32	39°17'19"	105.0'	72.0'	70.60'	37.48'
33	2°08'19"	105.0'	3.92'	3.92'	1.96'
34	3°59'15"	400.0'	27.84'	27.83'	13.92'
35	10°43'00"	669.28'	125.18'	125.0'	62.77'
36	25°42'28"	400.0'	179.48'	177.97'	91.27'
37	16°28'28"	120.0'	34.50'	34.39'	17.37'
38	26°01'32"	120.0'	54.51'	54.04'	27.73'
39	90°00'00"	25.0'	39.27'	35.36'	25.0'
40	90°00'00"	25.0'	39.27'	35.36'	25.0'
41	8°55'46"	170.0'	26.50'	26.47'	13.27'
42	31°19'01"	170.0'	92.92'	91.77'	47.65'
43	2°15'12"	170.0'	6.69'	6.69'	3.34'
44	68°07'13"	55.0'	65.39'	61.61'	37.18'
45	75°14'09"	55.0'	72.22'	67.14'	42.38'
46	31°59'26"	155.0'	86.54'	85.42'	44.43'
47	85°22'36"	55.0'	81.96'	74.58'	50.73'
48	6°06'29"	766.0'	81.66'	81.62'	40.87'
49	1°56'26"	766.0'	25.94'	25.94'	12.97'
50	10°06'20"	125.0'	22.05'	22.02'	11.05'
51	23°42'02"	125.0'	51.71'	51.34'	26.23'
52	90°00'00"	55.0'	86.39'	77.78'	55.0'

