

HIDDEN HARBOR

Being a portion of Government lots 3 and 4, Section 5, Township 2 South,
Range 28 East, of the City of Jacksonville, Duval County, Florida.

PLAT BOOK **54** PAGE **18**

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Government Lots 3 and 4, Section 5, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the Southeast corner of said Government Lot 3; thence North 80°39'36" West, a distance of 50.82 feet to a point situate on the Southerly line of those certain lands described in Deed Book 236, Page 171 and on the Northerly line of said lands described in Deed Book 237, Page 254, all of the Current Public Records of said County, said point also being situate in the Westerly right of way line of Fort Caroline Road (a 100 foot right of way) for a POINT OF BEGINNING; thence South 00°58'30" East, along said Westerly right of way line, a distance of 55.44 feet to a point situate in the Northerly line of those certain lands described in Official Records Volume 6698, Page 2217 (Parcel "E") of said Current Public Records; thence North 81°52'27" West, along the Northerly line of said last mentioned lands and a Westerly prolongation thereof, a distance of 231.20 feet to a point situate in the Easterly boundary of those certain lands described in deed recorded in Official Records Volume 3022, Page 301 of said Current Public Records; thence North 00°58'30" West, along said Easterly line, a distance of 45.30 feet to the Northeast corner thereof; thence North 81°52'27" West, along the Northerly line of said last mentioned lands, a distance of 75.00 feet to the Northwest corner thereof; thence South 00°58'30" East, along the Westerly line of said last mentioned lands, a distance of 100.00 feet to the Southwest corner thereof; thence North 81°52'27" West, a distance of 55.06 feet to a point situate in the Easterly line of those certain lands described in deed recorded in Official Records Volume 6887, Page 1584 of said Current Public Records; thence North 00°58'30" West along the Easterly line thereof, a distance of 6.55 feet to the Northeast corner thereof; thence North 83°13'30" West, along the Northerly line of said last mentioned lands and along the Northerly line of those certain lands described in deed recorded in Official Records Volume 6732, Page 1997 of said Current Public Records a distance of 150.00 feet to the Northwest corner of said last mentioned lands; thence South 00°58'30" East, along the Westerly line of said last mentioned lands, a distance of 100.00 feet to the Southwest corner thereof; thence South 83°13'30" East, along the Southerly line of said last mentioned lands, and along the Southerly line of said lands in Official Records Volume 6887, Page 1584, a distance of 150.00 feet to the Southeast corner of said last mentioned lands; thence North 00°58'30" West, along said Easterly line of lands in Official Records Volume 6887, Page 1584, a distance of 72.88 feet; thence South 81°36'30" East, a distance of 130.56 feet; thence South 00°58'30" East, along the Northerly prolongation of the Westerly line of those certain lands described in Official Records Volume 9346, Page 1934 (Parcel 3), of said Current Public Records and along the Westerly line of said lands and a Southerly prolongation thereof, a distance of 322.06 feet to a point situate in the Northerly line of Ridgefield Unit No. 3, as recorded in Plat Book 44, Pages 39 and 329A of said Current Public Records; thence South 87°41'00" West, along said Northerly line of Ridgefield Unit No. 3 and along the Northerly line of those certain lands described in deed recorded in Official Records Volume 1670, Page 475 of said Current Public Records, a distance of 680.92 feet; thence North 05°03'01" West, a distance of 802.48 feet; thence South 81°52'27" East, parallel to and 5 feet Southerly of, when measured at right angles to, the Southerly line of those certain lands described in Official Records Volume 5846, Page 385, the same being the Northerly line of lands described in Official Records Volume 8819, Page 1287, both of said Current Public Records, a distance of 977.97 feet to a point situate in said Westerly right of way line of Fort Caroline Road; thence South 00°58'30" West, along said Westerly right of way line, a distance of 212.94 feet to the POINT OF BEGINNING.

Containing 12.74 acres, more or less.

CLERK'S CERTIFICATE 2001081540

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 54, Pages 18-19 of the current Public Records of Duval County, Florida, this 19th day of April, A.D., 2001.

By: Jim Fuller
Jim Fuller
Clerk of the Circuit Court

By: Robin Bailey
Deputy Clerk

PLAT CONFORMITY REVIEW

This Plat has been reviewed and found in compliance with Part 1, Chapter 177, Florida Statutes, this 2nd day of April, 2001.

By: Glenn E. McGregor
Glenn E. McGregor, P. L. S.
Professional Land Surveyor Number 4252

APPROVED FOR THE RECORD

This is to certify that this plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Chapter 654, Ordinance Code.

By: Joe R. Miller
Joe R. Miller
Director of Public Works
Date: APRIL 07, 2001

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 the 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 14th day of MARCH, A.D., 2001.

By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor
and Mapper Certificate No. 3848
L.B. NO. 5189

ADOPTION AND DEDICATION

This is to certify that Hidden Harbor, L.L.P., a Limited Liability Partnership, owner of the lands described in the Caption hereon known as Hidden Harbor, having caused to same to be surveyed and subdivided, that Segovia Ventures, Ltd., a Florida Limited Liability Partnership and Samuel E. Newey, as Trustee of the Pamela Jo Newey Grantor Trust are the holders of mortgages on said lands. This plat being made in accordance with said survey is hereby adopted as a true and correct plat of those lands. Tract "A", Tract "B" (Wetland Preserve) and Tract "D", are hereby irrevocably dedicated to Hidden Harbor Owners Association, Inc., its successors and assigns. All easements for utilities and sewers and Tract "C" (Lift Station) are hereby irrevocably dedicated to United Water, its successors and assigns. All lanes, courts, trails, streets, unobstructed drainage easements, drainage and access easements and non-access easements as shown hereon are hereby irrevocably and without reservation dedicated to The City of Jacksonville, its successors and assigns. The drainage easements through and over the lakes/stormwater management facilities shown on this plat are hereby irrevocably dedicated to The City of Jacksonville, its successors and assigns, and are subject to the following covenants which shall run with the land:

1) The drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns, to discharge into said lakes/stormwater management facilities which these easements traverse, all water which may fall or come upon all trails, courts, lanes and streets hereby dedicated, together with all soil, nutrients, chemicals and all other substances which may flow or pass from trails, courts, lands and streets, from adjacent land or from any other source of Public Waters into or through said lakes and treatments systems, without any liability whatsoever on the part of the City of Jacksonville, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns;

2) The lakes/stormwater management facilities shown on this plat are owned in fee simple title by the abutting property owners. The City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants, animals, soil, chemicals or any other substance or thing that may even be or come within said lakes/stormwater management facilities which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting property owners;

3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed by the Developer and any other person within the area of the lands hereby platted, or of the lakes/stormwater management facilities shown on this plat, but shall have the right to modify the existence of the lakes/stormwater management facilities and that which retains it to effect adequate drainage including but not limited to, the right to remove any water level control structures or any part thereof.

4) The Owner, its successors and assigns of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the lakes/stormwater management facilities described above, or any part thereof, occasioned wholly or in part by any act of omission of its agents, contractors, employees, servants, licensees, or concessionaires within Hidden Harbor. This indemnification shall run with the land and the assigns of the owner and shall be subject to it.

The undersigned Owner(s) do hereby reserve unto themselves and assigns, an easement for landscaping and construction of signs over all non-access easements, and also easement(s) over all the lands designated as private drainage easements shown on this plat, the maintenance responsibilities of which shall be those of the owner, its successors, and assigns.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, 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 easements.

In witness whereof Hidden Harbor, L.L.P., a Limited Liability Partnership, has caused these presents to be executed by its Managing Partner, this 16th day of March, A.D., 2001.

HIDDEN HARBOR, L.L.P. A Limited Liability Partnership

Witness: Gregory E. Matovina
Print Name: Gregory E. Matovina
Witness: S.K. Douglas
Print Name: S.K. Douglas

By: Gregory E. Matovina
Gregory E. Matovina,
President of Hey Dad Development Company
Managing Partner
Hidden Harbor, L.L.P.

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of March, A.D., 2001 by Gregory E. Matovina, President of Hey Dad Development Company, Managing Partner of Hidden Harbor, L.L.P., Limited Liability Partnership on behalf of the partnership, he or she is personally known to me and did take an oath on behalf of the partnership.

By: Andrea K. Elough
Notary Public, State of Florida at Large

My commission expires: _____



SEGOVIA VENTURES, LTD., A FLORIDA LIMITED LIABILITY PARTNERSHIP

Witness: Susan M. Fries
Print Name: Susan M. Fries
Witness: Mark A. Flardi
Print Name: Mark A. Flardi

By: Jordan Ansbacher
Jordan Ansbacher
Managing Partner

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of March, 2001 by Jordan Ansbacher, Managing Partner of Segovia Ventures, Ltd., a Florida Limited Liability Partnership, who is personally known to me.

By: Susan M. Fries
Notary Public, State of Florida
Type or print name: _____
My Commission Expires: _____
My Commission Number: _____



SAMUEL E. NEWEY, AS TRUSTEE OF THE PAMELA JO NEWEY GRANTOR TRUST

Witness: Susan M. Fries
Print Name: Susan M. Fries
Witness: Mark A. Flardi
Print Name: Mark A. Flardi

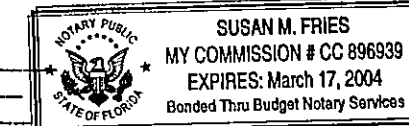
By: Samuel E. Newey
Samuel E. Newey, as Trustee

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of March, 2001 by Samuel E. Newey, as Trustee of the Pamela Jo Newey Grantor Trust, a trust under the laws of the State of Florida, on behalf of the trust, who is personally known to me.

By: Susan M. Fries
Notary Public, State of Florida
Type or print name: _____
My Commission Expires: _____
My Commission Number: _____



PREPARED BY:
RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
FAX (904) 721-5758
TELEPHONE (904) 721-1226

HIDDEN HARBOR

Being a portion of Government lots 3 and 4, Section 5, Township 2 South, Range 28 East, of the City of Jacksonville, Duval County, Florida.

0 50 100 200
GRAPHIC SCALE IN FEET
1" = 100'

PLAT BOOK **54** PAGE **18A**
SHEET 2 OF 4 SHEETS

NOTES:

- 1) ● DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
- 2) ● DENOTES PERMANENT CONTROL POINT

3) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF FORT CAROLINE ROAD AS BEING S. 00°58'30" E.

4) ALL PLATTED EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF DRAINAGE STRUCTURES, UTILITIES, SANITARY SEWERS AND CABLE TELEVISION SERVICE, PROVIDED HOWEVER THAT SAID CABLE TELEVISION SERVICE, SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY 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 JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

"JEA-E.E. DENOTES JEA EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY JEA."

"JEA-E. DENOTES JEA EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPEDE THE USE OF SAID EASEMENT BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS."

6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

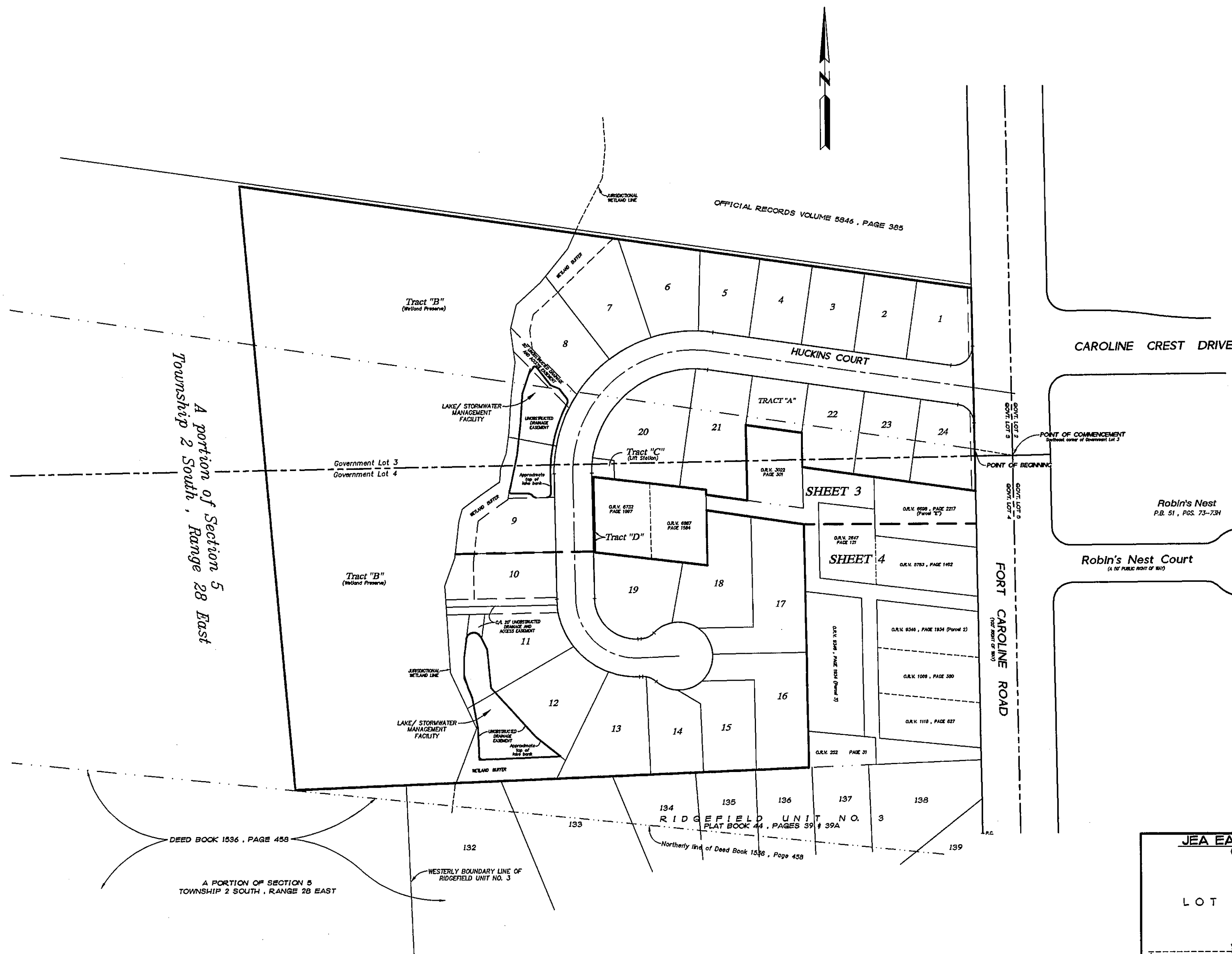
7) THE LAKES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.

8) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.

9) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES 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 WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

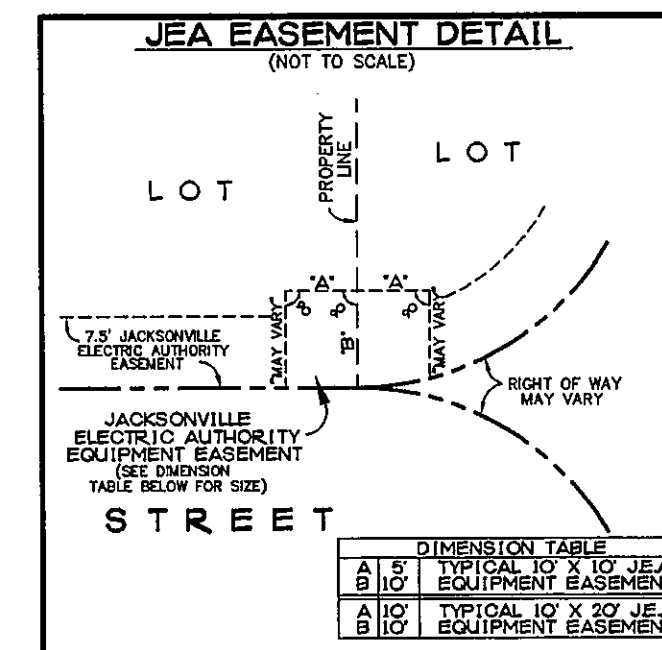
10) THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.

THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED/ACCESS EASEMENTS, SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDE THE USE AND ACCESS OF SAID EASEMENT BY THE CITY OF JACKSONVILLE.



LEGEND

R.P.	RADIUS POINT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
ESMT.	EASEMENT



FLOOD ZONE NOTE

The lands shown hereon lie within flood zone "X" as depicted on the Flood Insurance Rate Map (FIRM) community number 120077, panel number 0231, suffix (E), dated August 15, 1989.

PREPARED BY:
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CITY DEVELOPMENT NO. 5003 - PSD NO. 2000-024

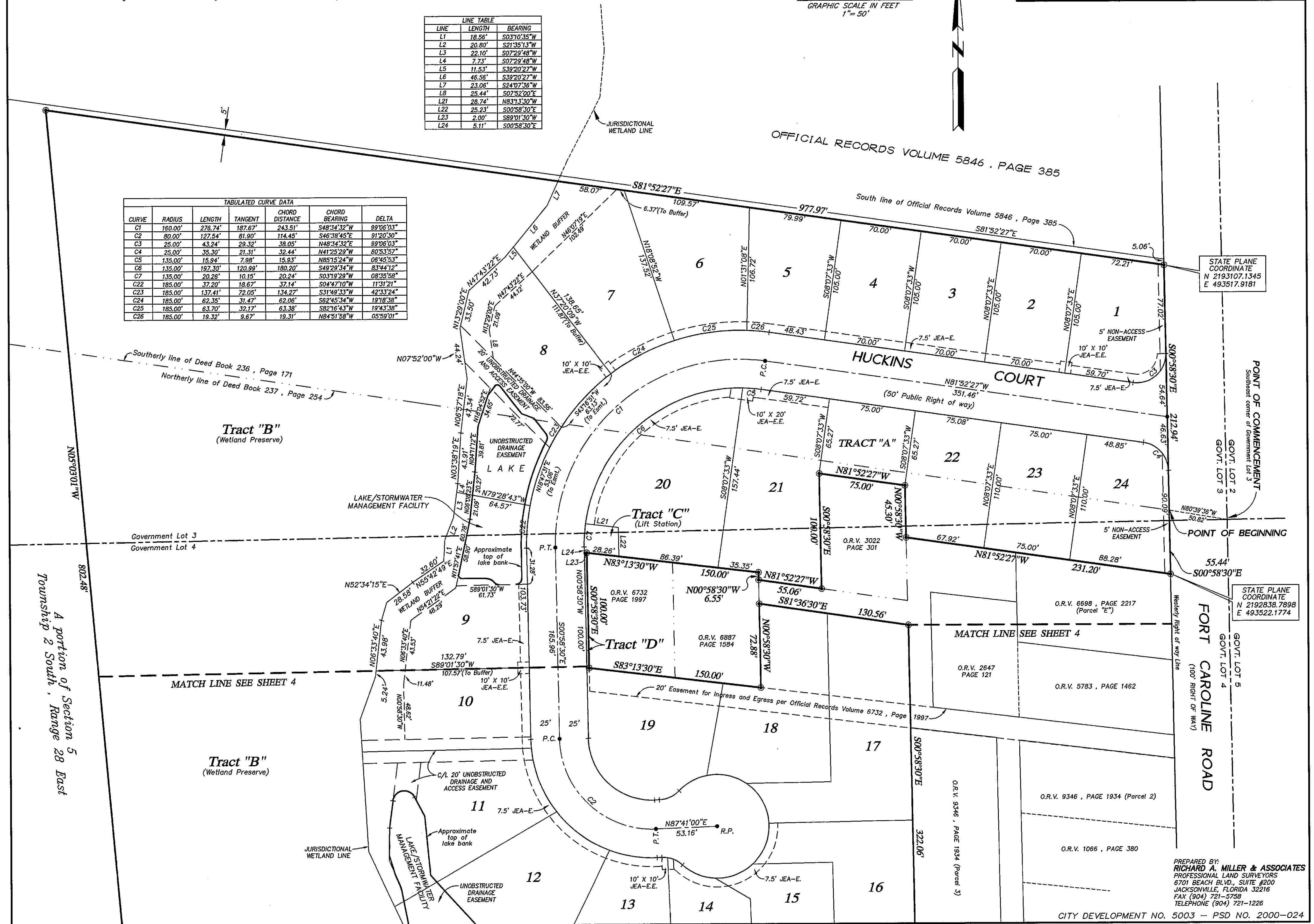
*Being a portion of Government lots 3 and 4, Section 5, Toawnship 2 South,
Range 28 East, of the City of Jacksonville, Duval County, Florida.*

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.56'	S03°10'35"W
L2	20.80'	S21°35'13"W
L3	22.10'	S07°29'48"W
L4	7.73'	S07°29'48"W
L5	11.53'	S39°20'27"W
L6	46.56'	S39°20'27"W
L7	23.06'	S24°07'36"W
L8	25.44'	S07°52'00"E
L21	28.74'	N83°13'30"W
L22	25.23'	S00°58'30"W
L23	2.00'	S89°01'30"W
L24	5.11'	S00°58'30"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING	DELTA
C1	160.00'	276.74'	187.67'	243.51'	S49°34'32"W	99°06'03"
C2	80.00'	127.54'	81.90'	114.45'	S46°38'45"E	91°20'30"
C3	25.00'	43.24'	29.32'	38.05'	S49°34'32"E	99°06'03"
C4	25.00'	35.30'	21.31'	32.44'	N41°25'29"W	80°53'57"
C5	135.00'	15.94'	7.98'	15.93'	N85°15'24"W	06°45'53"
C6	135.00'	19.20'	120.99'	180.20'	S09°29'34"W	83°44'17"
C7	135.00'	20.37'	10.15'	20.24'	S03°12'29"E	08°38'58"
C22	185.00'	37.20'	76.07'	37.21'	S72°30'40"W	113°21'21"
C23	185.00'	137.41'	150.75'	134.27'	S31°14'33"W	42°33'24"
C24	185.00'	62.35'	31.47'	62.06'	S62°45'34"W	19°18'38"
C25	185.00'	63.70'	32.17'	63.38'	S82°16'43"W	14°37'38"
C26	185.00'	19.32'	9.67'	19.31'	N84°51'58"W	05°59'01"



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CITY DEVELOPMENT NO. 5003 - PSD NO. 2000-024

HIDDEN HARBOR

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PLAT BOOK **54** PAGE **18C**

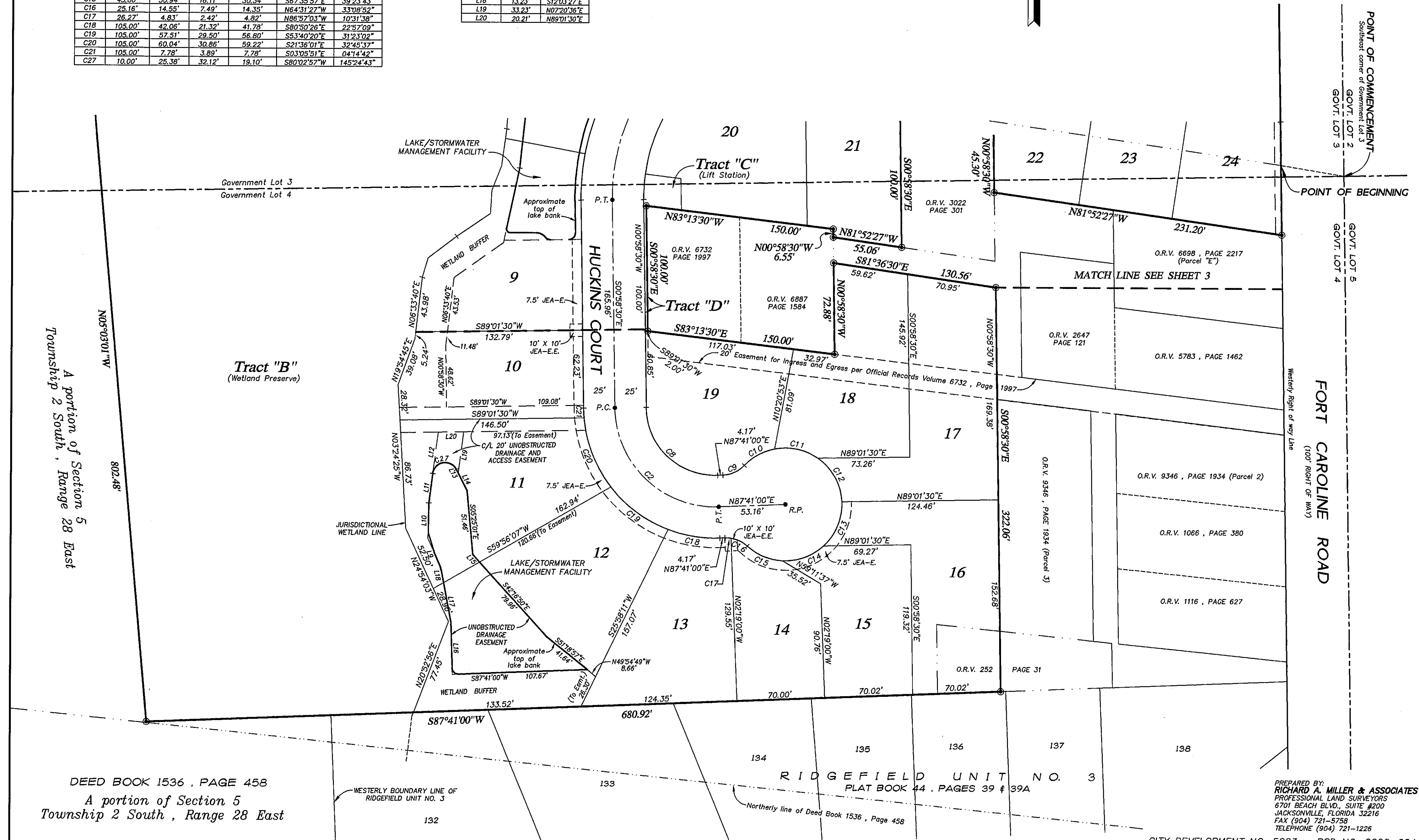
SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'



TABULATED CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C2	80.00'	127.54'	81.90'	114.45'	S46°38'45"E
C8	55.00'	87.68'	56.30'	78.69'	S46°38'45"E
C9	25.00'	19.38'	10.21'	18.90'	N65°28'32"E
C10	45.00'	27.92'	14.43'	27.47'	S61°02'31"W
C11	45.00'	36.01'	19.03'	35.06'	N78°15'33"W
C12	45.00'	41.09'	22.10'	39.67'	N29°10'40"W
C13	45.00'	39.10'	20.88'	37.88'	N22°02'36"E
C14	45.00'	35.95'	19.00'	35.00'	N69°48'04"E
C15	45.00'	30.94'	16.11'	30.34'	S67°35'57"E
C16	25.16'	14.55'	7.49'	14.35'	N64°31'27"W
C17	26.27'	4.83'	2.42'	4.82'	N86°57'03"W
C18	105.00'	42.06'	21.32'	41.78'	S80°50'26"E
C19	105.00'	57.51'	29.50'	58.80'	S53°40'20"E
C20	105.00'	60.04'	30.86'	59.22'	S21°36'01"E
C21	105.00'	7.78'	3.89'	7.78'	S03°05'51"E
C27	10.00'	25.38'	32.12'	19.10'	S80°02'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L9	24.31'	S23°37'38"E
L10	28.26'	S00°55'31"W
L11	23.65'	S07°20'36"W
L12	33.42'	N07°20'36"E
L13	3.11'	S27°14'41"E
L14	15.45'	S27°14'41"E
L15	8.04'	S42°16'50"E
L16	41.39'	S01°51'54"E
L17	32.19'	S10°38'43"E
L18	13.23'	S12°03'27"E
L19	33.23'	N07°20'36"E
L20	20.21'	N89°01'30"E



DEED BOOK 1536 , PAGE 458
A portion of Section 5
Township 2 South , Range 28 East

RIDGEFIELD UNIT NO. 3
PLAT BOOK 44 , PAGES 39 & 39A

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