

C&P - CR 815-37

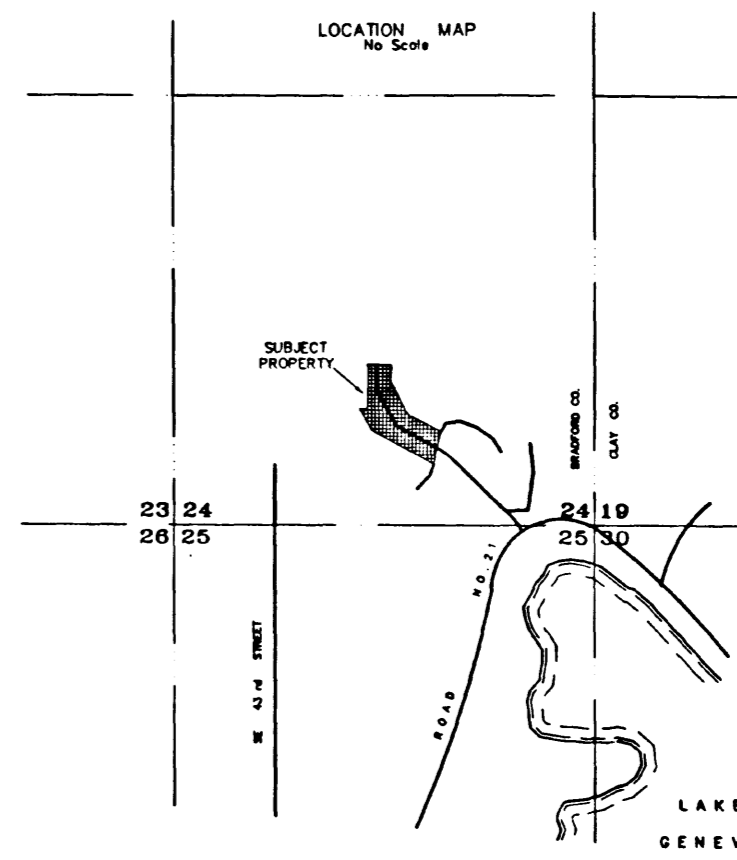
HIDDEN HILLS V

LANDS IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA

DATE OF PLAT DRAWING: January 12, 1999

CAPTION:
 A parcel of land situated in Section 24, Township 8 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:
 Commence at a Brass capped iron pipe at the Southeast corner of said Section 24 and run N 88 deg 15 min 40 sec W, along the South line of said Section 24 a distance of 1203.57 feet to the Southwest corner of Lot 7 of "Keystone Club Estates Unit One," a subdivision as recorded in Plat Book 3, page 10 of the public records of Bradford County, Florida; thence run along the Westerly boundary line of said "Keystone Club Estates Unit One," with the following courses and distances: N 01 deg 44 min 20 sec E, 259.85 feet; N 58 deg 46 min 00 sec W, 178.08 feet; N 18 deg 25 min 10 sec W, 305.48 feet; N 29 deg 16 min 20 sec W, 392.07 feet; thence run N 60 deg 43 min 40 sec E, 5.0 feet to the Southeast corner of Lot 75 of "Keystone Club Estates Unit One Replat," a subdivision as recorded in Plat Book 3, page 50 & 51 of the public records of Bradford County, Florida; thence run along the Easterly boundary of said "Keystone Club Estates Unit One Replat," with the following courses and distances: N 29 deg 16 min 20 sec W, 150.00 feet; S 60 deg 43 min 40 sec E, 75.00 feet; N 29 deg 16 min 20 sec W, 180.00 feet; N 60 deg 43 min 40 sec E, 305.00 feet; N 29 deg 16 min 20 sec W, 180.00 feet; S 60 deg 43 min 40 sec W, 40.00 feet; N 29 deg 16 min 20 sec W, 80.00 feet; N 60 deg 43 min 40 sec E, 115.00 feet; N 55 deg 50 min 20 sec W, 201.25 feet; thence run S 60 deg 43 min 40 sec W along the Northernly line of "Keystone Club Estates Unit One Replat," a distance of 472.00 feet; thence run N 29 deg 16 min 20 sec W, 260.00 feet; thence run S 60 deg 43 min 40 sec W, 94.42 feet; thence run N 44 deg 55 min 30 sec W, 558.98 feet to the POINT OF BEGINNING; thence run S 25 deg 40 min 55 sec W, 58.81 feet; thence run N 76 deg 03 min 10 sec W, 706.48 feet; thence run N 33 deg 51 min 30 sec W, 820.91 feet; thence run S 88 deg 15 min 46 sec E, 601.4 feet; thence run N 00 deg 30 min 32 sec E, 784.00 feet; thence run S 88 deg 15 min 46 sec E, 389.61 feet; thence run S 61 deg 51 min 10 sec W, 209.17 feet; thence run S 04 deg 04 min 10 sec W, 107.35 feet; thence run S 25 deg 50 min 20 sec E, 531.54 feet; thence run S 33 deg 51 min 30 sec E, 438.60 feet; thence run S 76 deg 03 min 10 sec E, 592.07 feet; thence run S 17 deg 51 min 40 sec W, 230.54 feet; thence run N 76 deg 03 min 10 sec W, 0.54 feet; thence run S 29 deg 40 min 59 sec W, 175.84 feet to the Point of Beginning.

CRS	END	COORD	BEARING	DIST	MARK	REMARKS
1	2	1203.57	N 88° 15' 40" W	1203.57	BRASS CAPPED IRON PIPE	SE CORNER OF SECTION 24
2	3	259.85	N 01° 44' 20" E	259.85		
3	4	178.08	N 58° 46' 00" W	178.08		
4	5	305.48	N 18° 25' 10" W	305.48		
5	6	392.07	N 29° 16' 20" W	392.07		
6	7	5.0	N 60° 43' 40" E	5.0		SE CORNER OF LOT 75
7	8	472.00	N 29° 16' 20" W	472.00		NORTHERLY LINE OF REPLAT
8	9	260.00	N 29° 16' 20" W	260.00		
9	10	94.42	N 29° 16' 20" W	94.42		
10	11	558.98	N 44° 55' 30" W	558.98		POINT OF BEGINNING
11	12	58.81	S 25° 40' 55" W	58.81		
12	13	706.48	N 76° 03' 10" W	706.48		
13	14	820.91	N 33° 51' 30" W	820.91		
14	15	601.4	S 88° 15' 46" E	601.4		
15	16	784.00	N 00° 30' 32" E	784.00		
16	17	389.61	S 88° 15' 46" E	389.61		
17	18	209.17	S 61° 51' 10" W	209.17		
18	19	107.35	S 04° 04' 10" W	107.35		
19	20	531.54	S 25° 50' 20" E	531.54		
20	21	438.60	S 33° 51' 30" E	438.60		
21	22	592.07	S 76° 03' 10" E	592.07		
22	23	230.54	S 17° 51' 40" W	230.54		
23	24	0.54	N 76° 03' 10" W	0.54		
24	25	175.84	S 29° 40' 59" W	175.84		POINT OF BEGINNING



ABBREVIATION SCHEDULE

Right of Way	R/W
Found	F
Iron Rod	IR
Iron Pipe	IP
Permanent Reference Monument	PRM
Official Records Book	ORB
Length	L
Central Angle	CA
Radius	R
Chord	Ch
Not to Scale	NTS
Identification Number	I.D.
Degrees	Deg
Minutes	Min
Seconds	Sec

- WATER SUPPLY: FLORIDA WATER, INC.
- SEWER DISPOSAL: PRIVATE SEPTIC TANK
- DRAINAGE: RETENTION PONDS
- STREET LIGHTING

- BUILDING SETBACK - FEET
- FRONT: 25'
- REAR: 15'
- SIDE: 10'

ADOPTION AND DEDICATION

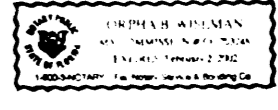
This is to certify that Helen L. Brown as Trustee of the Helen L. Brown revocable Trust is the lawful owner of the lands described in the caption hereon and she has caused the same to be surveyed and subdivided and the plat made in accordance with said survey to hereby adopted as the true and correct plat of said lands, and all streets and any easements for drainage and utilities shown on said plat are hereby irrevocably and without reservation dedicated to Bradford County and its successors forever.

In witness thereof and signed this 12th day of January, A.D. 1999
 Witness: *Joseph G. Knapp* *Helen L. Brown*
 Witness: *Helen L. Brown* Helen L. Brown

STATE OF FLORIDA, COUNTY OF BRADFORD

I hereby certify that on this day personally appeared before me, an official duly authorized to administer oaths and take acknowledgments, Helen L. Brown, to me well known to be the person described in and who executed the foregoing dedication and who acknowledged before me that she executed the same voluntarily as such owner for the uses and purposes therein expressed.

Witness my signature and official seal this 12th day of January, A.D. 1999
Joseph G. Knapp My Commission expires February 2, 2001
 Notary Public, State of Florida at Large



CERTIFICATE OF SUBDIVIDER ENGINEER

I hereby certify that on January 12, 1999, *Joseph G. Knapp* Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 22222, has surveyed and subdivided the lands shown on this plat and that all required improvements have been installed in compliance with the approved construction plan and if applicable, any submitted "as built" blue prints in accordance with the requirements of the Board of County Commissioners of Bradford County, Florida.

Signed: *Joseph G. Knapp*
 Registered Florida Engineer

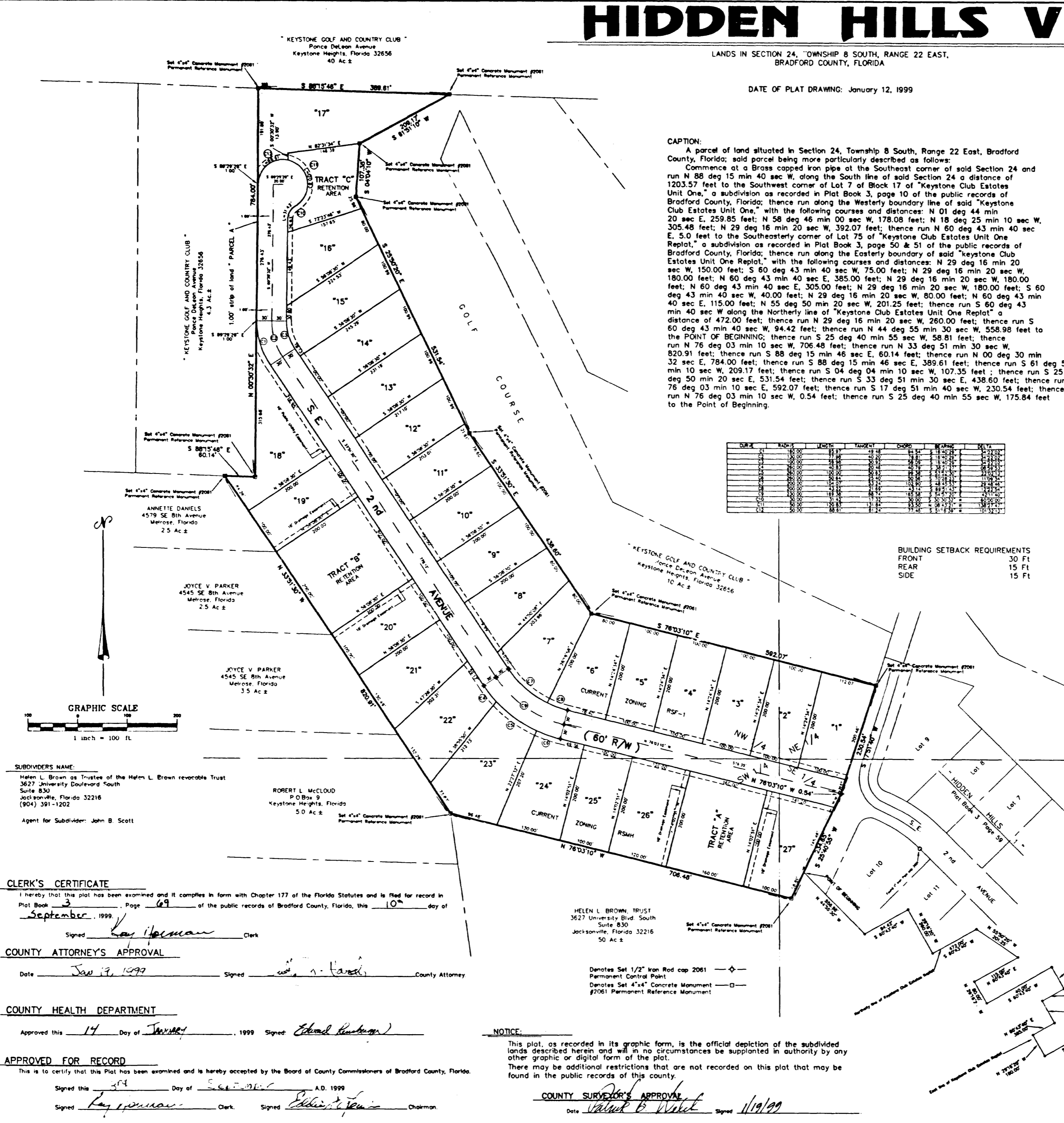
SURVEYOR'S CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify that on this day of January, 1999, have completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands thereon described and plotted or subdivided; and that Permanent Reference Monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said lands is located in Section 25, Township 8 South, Range 22 East, Bradford County, Florida.

Signed: *Joseph G. Knapp* Date: January 12, 1999
 Date of Boundary Survey: March 10, 1998
 Revised: _____
 Revised: _____
 Revised: _____

POINT OF COMMENCEMENT
 Brass capped iron pipe in I.D. at the Southwest corner of Section 24, Township 8 South, Range 22 East, Bradford County, Florida.

JOSEPH G. KNAPP
 Land Surveyor and Drafting Services
 (352) 473-3166 (904) 282-8320
 270 Southwest Palmetto Avenue
 P.O. Box 306 Keystone Heights, Florida 32656
 JOB NUMBER: F 98-021 RLJ



SUBDIVIDERS NAME:
 Helen L. Brown as Trustee of the Helen L. Brown revocable Trust
 3627 University Boulevard South
 Suite 830
 Jacksonville, Florida 32216
 (904) 391-1202
 Agent for Subdivider: John B. Scott

CLERK'S CERTIFICATE

I hereby certify that this plat has been examined and it complies in form with Chapter 177 of the Florida Statutes and is filed for record in Plat Book 3, Page 69 of the public records of Bradford County, Florida, this 10th day of September, 1999.

Signed: *Kay Hoffman* Clerk

COUNTY ATTORNEY'S APPROVAL

Date: Jan 13, 1999 Signed: *John A. Hartsell* County Attorney

COUNTY HEALTH DEPARTMENT

Approved this 14th day of January, 1999 Signed: *Edward Ruckman*

APPROVED FOR RECORD

This is to certify that this Plat has been examined and is hereby accepted by the Board of County Commissioners of Bradford County, Florida.

Signed this 14th day of January, A.D. 1999
 Signed: *Kay Hoffman* Clerk Signed: *Edwin J. Lewis* Chairman

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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

COUNTY SURVEYOR'S APPROVAL
 Date: *January 12, 1999* Signed: *Joseph G. Knapp*

HELEN L. BROWN TRUST
 3627 University Blvd. South
 Suite 830
 Jacksonville, Florida 32216
 50 Ac ±

Denotes 1/2" Iron Rod cap 2061
 Permanent Control Point
 Denotes Set 4"x4" Concrete Monument
 #7061 Permanent Reference Monument

