

# HIDDEN HILLS UNIT 1

PLAT BOOK 3

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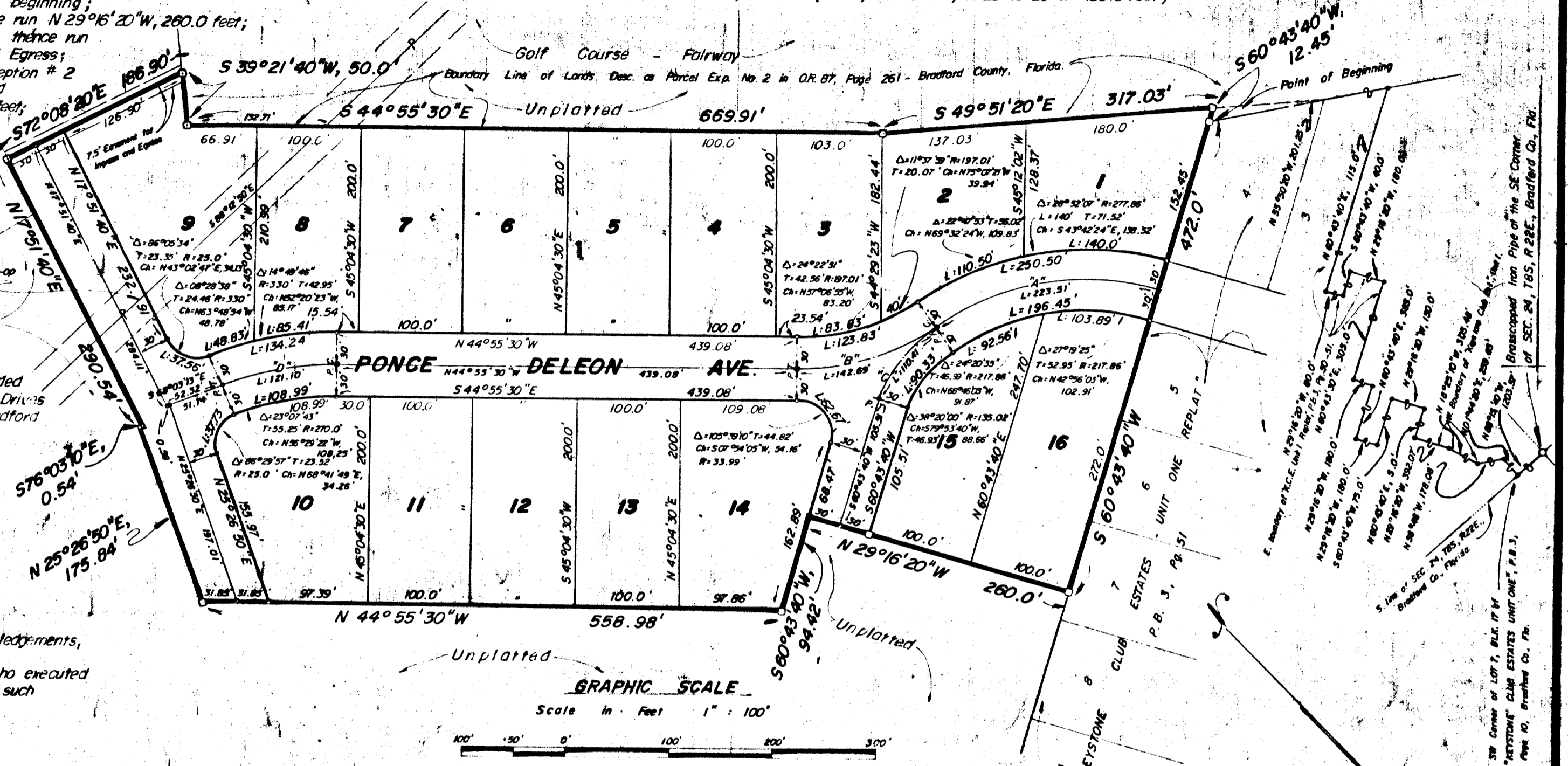
**CAPTION**  
 A tract of land situated in Section 24, Township 8 South, Range 22 East, Bradford County, Florida; said tract of land being more particularly described as follows:  
 Commence at a Brass capped Iron Pipe at the Southeast corner of said Section 24 and run N88°15'40"W, along the South line of said Section 24 a distance of 1203.57 feet to the Southwest corner of Lot 7 of Block 17 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: N60°43'40"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, Pages 50 and 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: N29°16'20"W, 150.0 feet; S60°43'40"W, 75.0 feet; N29°16'20"W, 180.0 feet; N60°43'40"E, 385.0 feet; N29°16'20"W, 180.0 feet; N60°43'40"E, 305.0 feet; N29°16'20"W, 180.0 feet; thence run S60°43'40"W, 40.0 feet; N29°16'20"W, 80.0 feet; N60°43'40"E, 115.0 feet; N55°50'20"W, 201.25 feet to the point of beginning; thence run S60°43'40"W, along the Northwesterly line of said "Keystone Club Estates Unit One Replat," 472.0 feet; thence run N29°16'20"W, 260.0 feet; thence run S60°43'40"W, 94.42 feet; thence run N44°55'30"W, 558.98 feet; thence run N25°26'50"E, 175.84 feet; thence run S76°03'10"E, 0.54 feet; thence run N17°51'40"E, 290.54 feet to the center line of a 15 foot Easement for Ingress and Egress; thence run along said center line S72°08'20"E, 186.90 feet to the Boundary line of lands described as Parcel Exception # 2 in O.R. Book 87, Page 261 of the Public Records of Bradford County, Florida; thence run S39°21'40"W, 50.0 feet; thence run along said boundary line S44°55'30"E, 669.91 feet; S49°51'20"E, 317.03 feet; thence run S60°43'40"W, 12.45 feet to the Point of Beginning.

## BRADFORD COUNTY, FLORIDA

**Center Line Road Data**

A. $\Delta = 51^{\circ}40'30''$ R=247.86 T=120.0' L=223.31' CA=N55°06'20"W, 246.02'	C. $\Delta = 38^{\circ}20'20''$ R=183.02' T=73.38' L=110.41' CA=N75°53'40"E, 108.36'
B. $\Delta = 36^{\circ}00'30''$ R=227.01' T=73.79' L=142.69' CA=N62°53'55"W, 140.33'	D. $\Delta = 23^{\circ}07'43''$ R=300.0' T=61.39' L=181.10' CA=N58°29'22"W, 120.28'

1/4 of 50' Clay Elec. Coop R/W Easement



**ADOPTION AND DEDICATION**

This is to certify that J. Brooks Brown, M.D. and Helen L. Brown, his wife are the lawful owners of the lands described in the caption hereon and they have caused the same to be surveyed and subdivided and this plat, made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and Avenues, Drives 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 4th day of June, A.D. 1985.  
 Witness: [Signature] J. Brooks Brown, M.D. : Signed  
 Witness: [Signature] Helen L. Brown : Signed  
 Helen L. Brown

**STATE OF FLORIDA**  
**COUNTY OF**

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. Brooks Brown, M.D. and Helen L. Brown, his wife, 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 as such owners for the uses and purposes therein expressed.  
 Witness my signature and official seal this 4th day of June, A.D. 1985.  
[Signature] My commission expires [Date]  
 Notary Public, State of Florida at Large

**ADOPTION AND DEDICATION**

We, the undersigned, as owners of lands contained in the above caption, do hereby join in the dedication of this plat and the Avenues, Streets and Easements for the uses and purposes hereon expressed, with our signatures and witnesses affixed.

Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-7-85</u>
Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-13-85</u>
Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-7-85</u>
Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-10-85</u>
Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-12-85</u>
Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-11-85</u>
Witness: <u>[Signature]</u>	Signed: <u>[Signature]</u>	Date: <u>6-11-85</u>

**STATE OF FLORIDA**  
**COUNTY OF BRADFORD**

I hereby certify that on the dates indicated above, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, the above signed owners, 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 as such owners for the uses and purposes therein expressed and that they affixed hereto their signature.  
 Witness my signature and official seal at Keystone Club Estates in the County of Bradford and State of Florida, this 13th day of June, A.D. 1985.  
[Signature] My commission expires 12-12-87  
 Notary Public, State of Florida at Large

**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 Co., Florida.  
 Signed this 13th day of June, A.D. 1985.  
 Signed [Signature] Clerk Signed [Signature] Chairman

**BRADFORD COUNTY ZONING BOARD APPROVAL**

Approved by the Bradford County Zoning Board this 25 day of JUNE, A.D. 1985.  
 Signed [Signature] Chairman

**COUNTY ATTORNEY'S APPROVAL**

Date June 20, 1985 Signed [Signature] County Attorney

**CLERK'S CERTIFICATION**

I hereby certify that this Plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Florida, 1971 and is filed for record in Plat Book 3 Page 59 of the Public Records of Bradford Co., Florida, this 31st day of July, A.D. 1985.

Signed [Signature] Clerk Signed [Signature] Chairman

**COUNTY SURVEYOR'S APPROVAL**

Date: June 14, 1985 Signed [Signature]  
 M. G. McMillan

**SURVEYOR'S CERTIFICATION**

This is to certify that the accompanying plat is a correct representation of lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat according to Chapter No. 71-339, Laws of Florida of 1971 and that Permanent Control Points will be placed as shown on said plat in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data on said Plat complies with all the requirements of said Chapter.

Signed this 19th day of June, A.D. 1985.  
 By [Signature]  
 JOSEPH G. KNAPP, Reg. Land Surveyor, Fla. Cert. No. 2061  
 Keystone Heights, Fla.