

BRADY POINT PRESERVE UNIT TWO REPLAT

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACT "A-1" (OPEN SPACE), TOGETHER WITH LOT 13, BRADY POINT PRESERVE UNIT TWO, AS RECORDED IN PLAT BOOK 7, PAGES 100 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALL LYING WITHIN SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELL MIDDEN LANE, BRADY POINT PRESERVE UNIT TWO, AS S 88°55'27" E.
- 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 "OWNER", ITS SUCCESSORS AND ASSIGNS. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY SAID "OWNER", ITS SUCCESSORS AND ASSIGNS, AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. Current Florida Statutes 177.091(27)
- (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
- ALL PLATTED UTILITY EASEMENTS, NOT SPECIFICALLY ASSIGNED TO AN ENTITY, SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. Current Florida Statutes 177.091(28)
- AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN FLOOD ZONE AE (EL 10) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAPS (F.I.R.M.) COMMUNITY PANEL No. 120170-0215 C, DATED MAY 4, 1988.

THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ANY FIRM OR PERSON UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT A LATER DATED FLOOD INSURANCE RATE MAP OR A LOMAR, LOMAR-F, OR CLOMA-R MAY HAVE BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FEDERAL EMERGENCY MANAGEMENT AGENCY
P.O. BOX 2210
MERRIFIELD, VIRGINIA 22116-2210
TELEPHONE: (877) 336-2627
(877) FEMA MAP
- THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN IS: RESIDENTIAL, SINGLE FAMILY (RS-1).
- MINIMUM YARD REQUIREMENTS
FRONT YARD - 30 FEET
SIDE YARDS - 10 FEET
REAR YARD - 15 FEET
- THE WETLAND JURISDICTION LINE SHOWN HEREON WAS FIELD DETERMINED BY ENVIRONMENTAL SERVICES, INC.
- THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS OFF OF THE GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, BUREAU OF SURVEY AND MAPPING, SURVEY DATE: APRIL 02, 2002.
NASSAU 7: N = 2290416.553, E = 484324.185
NASSAU 9: N = 2286160.201, E = 499588.973
NASSAU 10: N = 2287430.464, E = 501602.642

SAID STATE PLANE CO-ORDINATES SHOWN HEREON ARE NAD-83 (90), ZONE FLORIDA EAST, U.S. FEET, UNLESS OTHERWISE NOTED.
- AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN STORM SURGE CATEGORIES 1, 2, AND 3, AS SHOWN ON PLATE 5, NASSAU COUNTY, HEDGES AND AMELIA CITY QUADS OF THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN JULY 1998, AND PRODUCED BY THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL.
ANY FIRM OR PERSON UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL
9143 PHILLIPS HIGHWAY - SUITE 350
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 363-6350
FAX (904) 363-6356
WEB SITE: WWW.NEFRPC.ORG
- WETLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- SIDEWALKS ARE NOT REQUIRED OR PROPOSED FOR THIS PLAT.
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. THE SOURCE BENCHMARK FOR THIS PROJECT IS FOUND ON A 60d NAIL, IN 18" LIVE OAK EL = 9.61 (SEE SHEET 3 FOR LOCATION).
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- ALL FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE MINIMUM FINISHED FLOOR ELEVATIONS PER THE ENGINEERING PLANS AND ALL BUILDING FINISHED FLOOR ELEVATIONS SHOULD BE RE-CONFIRMED BY CONSULTING THE FINAL APPROVED ENGINEERING PLANS BEFORE BUILDING.
- NO OTHER PREVIOUSLY PLATTED LOTS HAVE BEEN AFFECTED BY THIS REPLAT, EXCEPT THE LOT AND TRACT THAT ARE BEING REPLATTED. ALL OTHER LOT AREAS THAT WERE SHOWN ON THE PLAT OF BRADY POINT PRESERVE UNIT TWO, AS RECORDED IN PLAT BOOK 7, PAGES 100 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, REMAIN AS PREVIOUSLY PLATTED.

LEGEND

- R/W RIGHT OF WAY
- P.O.C POINT ON A CURVE
- P.C.C POINT OF COMPOUND CURVATURE
- P.C POINT OF CURVATURE
- P.T POINT OF TANGENCY
- P.R.C POINT OF REVERSE CURVE
- R.P RADIUS POINT
- P.I POINT OF INTERSECTION
- SQ.FT. SQUARE FEET
- F.F.E FINISHED FLOOR ELEVATION
- JEA JACKSONVILLE ELECTRIC AUTHORITY
- ESMT EASEMENT
- CONC. MON CONCRETE MONUMENT
- REF. REFERENCE
- CL CENTERLINE
- (OA) OVERALL DISTANCE
- ☐ SET PERMANENT REFERENCE MONUMENT STAMPED L.B. No. 6661 (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT FOUND STAMPED L.B. No. 6661
- SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ACOE ARMY CORP OF ENGINEERS
- NALT NORTH AMERICAN LAND TRUST
- PERMANENT CONTROL POINT (AS NOTED)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

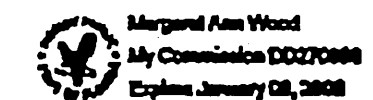
WITNESS: Margaret Ann Wood
PRINT NAME: Margaret Ann Wood
WITNESS: Jana H. Williams
PRINT NAME: Jana H. Williams
BY: BRADY POINT COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: AMELIA ISLAND COMPANY, A DELAWARE CORPORATION, ITS SOLE MEMBER
BY: S. Norman Bray
NAME: S. NORMAN BRAY
TITLE: EXECUTIVE VICE PRESIDENT

NOTARY FOR "BRADY POINT PRESERVE LLC"

STATE OF FLORIDA COUNTY OF NASSAU
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D. 2005 BY S. NORMAN BRAY, EXECUTIVE VICE PRESIDENT, OF AMELIA ISLAND COMPANY, A DELAWARE CORPORATION, THE SOLE MEMBER OF BRADY POINT COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF BRADY POINT PRESERVE LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS ACTING ON BEHALF OF THE LIMITED LIABILITY COMPANY. SUCH PERSON DID NOT TAKE AN OATH AND: (NOTARY MUST CHECK APPLICABLE BOX)

IS/ARE PERSONALLY KNOWN TO ME _____
PRODUCED A CURRENT _____ DRIVER'S LICENSE AS IDENTIFICATION.

Margaret Ann Wood
Margaret Ann Wood
SIGNATURE OF NOTARY
Margaret Ann Wood
NAME OF NOTARY (TYPED, PRINTED OR STAMPED)
COMMISSION NUMBER: DD270868
MY COMMISSION EXPIRES: 1-8-08



(NOTARY SEAL MUST BE AFFIXED)

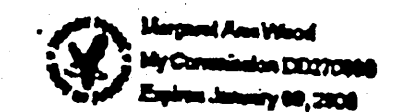
COMPASS BANK
AN ALABAMA CORPORATION

WITNESS: Margaret Ann Wood
PRINT NAME: Margaret Ann Wood
WITNESS: Clayton B. Bean
PRINT NAME: CLAYTON BEAN
TITLE: CITY PRESIDENT (TITLE) OF
COMPASS BANK
AN ALABAMA CORPORATION.

NOTARY FOR COMPASS BANK

STATE OF FLORIDA COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D. 2005 BY Clayton B. Bean City President (TITLE) ON BEHALF OF COMPASS BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON COMPASS BANK

Margaret Ann Wood
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 1-8-08



Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
Fax (904) 346-1736
Phone (904) 346-1733 L.B. No. 6661