

# BRADY POINT PRESERVE UNIT TWO REPLAT

PLAT BOOK 7 PAGE 159  
SHEET 1 OF 3 SHEETS  
CLERK'S # 200547178

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 MASSAU COUNTY, FLORIDA, ALL LYING WITHIN SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

**CAPTION**

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, AND ALSO TOGETHER WITH A PORTION OF TRACT "A-2" (OPEN SPACE), BRADY POINT PRESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGES 76 THROUGH 89, INCLUSIVE, OF SAID PUBLIC RECORDS, ALL LYING WITHIN SECTION 28, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHEASTERLY CORNER OF SAID TRACT "A-1" (OPEN SPACE); THENCE NORTH 65°34'34" WEST, ALONG AND WITH A SOUTHERLY BOUNDARY OF SAID TRACT "A-1" (OPEN SPACE), A DISTANCE OF 140.23 FEET TO AN ANGLE POINT ON SAID SOUTHERLY BOUNDARY; THENCE NORTH 70°41'12" WEST, ALONG AND WITH A SOUTHERLY BOUNDARY OF SAID TRACT "A-1" (OPEN SPACE) AND A SOUTHERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 791.66 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY OF LOT 13; THENCE NORTH 70°40'10" WEST, ALONG AND WITH A SOUTHERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 189.52 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13; THENCE NORTH 13°28'56" WEST, ALONG AND WITH THE WESTERLY BOUNDARY OF SAID LOT 13, A DISTANCE OF 42.41 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 13; THENCE NORTH 74°30'51" EAST, ALONG AND WITH THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 352.62 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 13, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SHELL MIDDEN LANE (A 50 FOOT ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE ALONG AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINES OF SAID SHELL MIDDEN LANE THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE NUMBER ONE: ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET, A DISTANCE OF 283.71 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°32'28" EAST, 278.47 FEET; COURSE NUMBER TWO: SOUTH 60°39'55" EAST, A DISTANCE OF 240.11 FEET TO THE POINT OF CURVATURE; COURSE NUMBER THREE: ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 550.00 FEET, A DISTANCE OF 271.27 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°47'41" EAST, 268.52 FEET; COURSE NUMBER FOUR: SOUTH 88°55'27" EAST, A DISTANCE OF 52.60 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 08°29'55" EAST, A DISTANCE OF 121.80 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 117,940 SQUARE FEET OR 2.71 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

**CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/  
CONTRACTED SURVEYOR/MAPPER**

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED IN THIS PLAT.

*Miguel A. Manzie*  
SURVEYOR/MAPPER  
DATE 12-09-05  
PRINT NAME: MIGUEL A. MANZIE  
FLORIDA REGISTRATION No. 4069

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61C17-6.003, FLORIDA ADMINISTRATIVE CODE, AND THE ABOVE PLAT COMPLIES WITH ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT. CERTIFIED THIS 12 DAY OF December, A.D., 2005.

*Jonathan B. Brown*  
JONATHAN B. BROWN  
PROFESSIONAL SURVEYOR No. 4600  
A. & J. LAND SURVEYORS, INC.  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
TELEPHONE (904) 346-1733  
FAX (904) 346-1738

**CLERK'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 7 PAGES 159 AND 160 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 12 DAY OF December, A.D., 2005.

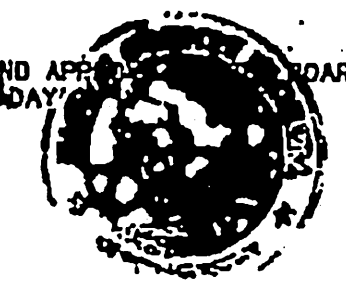
*[Signature]*  
CLERK OF THE CIRCUIT COURT



**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 12 DAY OF December, A.D., 2005.

*[Signature]*  
CHAIRMAN OF THE BOARD



**CERTIFICATE OF APPROVAL COUNTY ATTORNEY**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 12 DAY OF December, A.D., 2005.

*[Signature]*  
COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY DEPARTMENT OF ENGINEERING SERVICES:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA THIS 12 DAY OF December, A.D., 2005.

*[Signature]* P.E.  
DEPARTMENT OF ENGINEERING SERVICES

**COUNTY HEALTH CERTIFICATE:**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 12 DAY OF December, 2005 A.D. AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

*[Signature]*  
COUNTY HEALTH DEPARTMENT

**CERTIFICATE OF APPROVAL BY PLANNER:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNER OF NASSAU COUNTY, FLORIDA THIS 12 DAY OF December, A.D., 2005.

*[Signature]*  
PLANNER

**CERTIFICATE OF APPROVAL BY NASSAU COUNTY CHIEF OF FIRE/RESCUE:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY CHIEF OF FIRE/RESCUE THIS 12 DAY OF December, A.D., 2005.

*[Signature]*  
NASSAU COUNTY CHIEF OF FIRE/RESCUE

**COUNTY TAX COLLECTOR CERTIFICATE:**

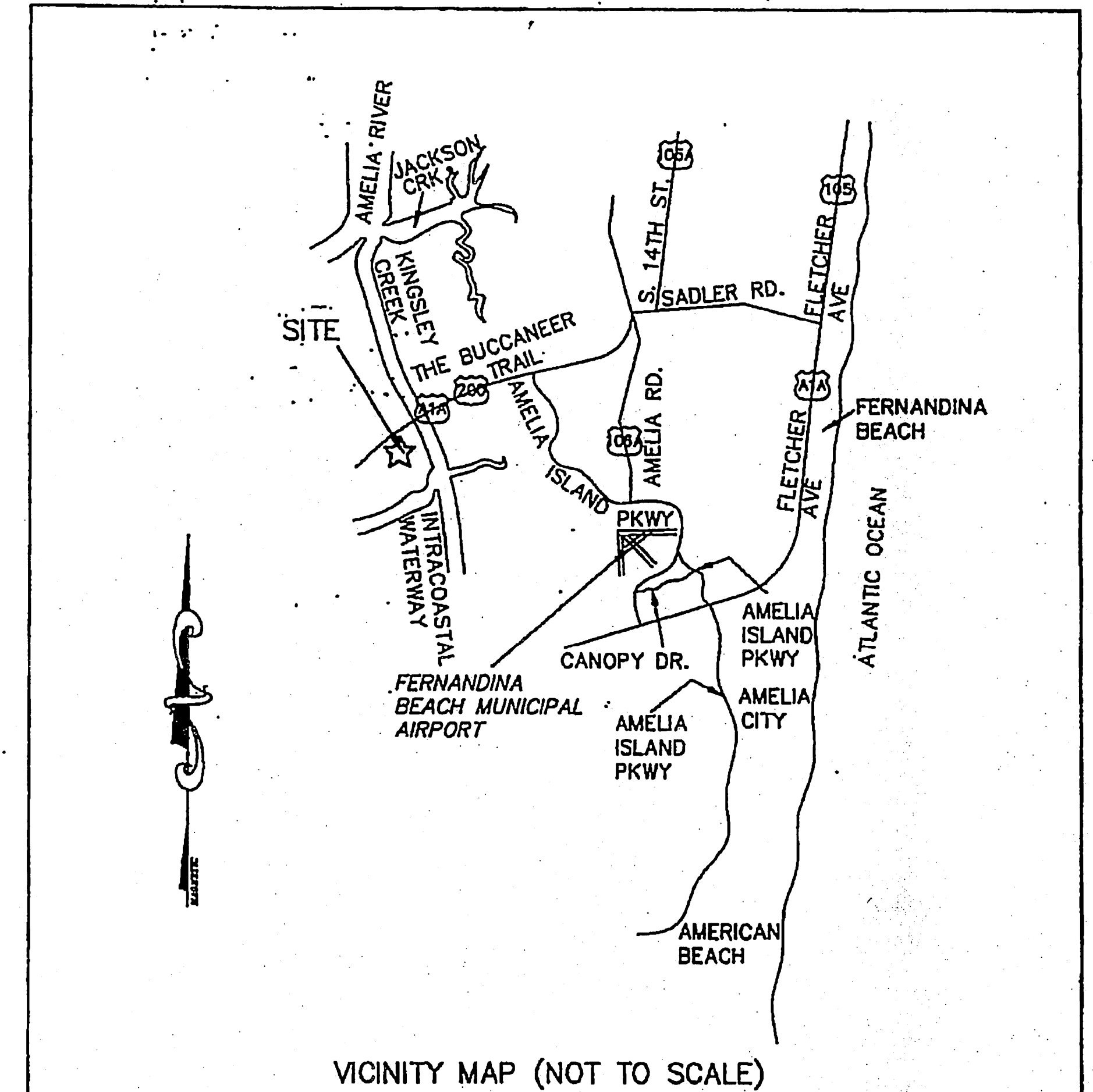
THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER: 38-24-28-0000-0001-0000

THROUGH AND INCLUDING THE TAX YEAR 2005

BY: *[Signature]*  
COUNTY TAX COLLECTOR

DATE: 12-09-05

CLERK OF THE CIRCUIT COURT



VICINITY MAP (NOT TO SCALE)

Prepared By:  
**A & J LAND SURVEYORS, INC.**  
Professional Land Surveyors  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
Fax (904) 346-1738  
Phone (904) 346-1733 L.B. No. 6661