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

CAPTIO

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 ENE 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 COVERNING 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/NAPPING REFLECTED IN THIS PLAT.

SURVEYOR MAPPER
DATE 12-37-05

PRINT NAME: MICHREL R. MARZIE.

FLORIDA REGISTRATION No. 4069.

SURVEYOR'S CERTIFICAT

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 UNDERSCHED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, AND THE ABOVE PLAT COMPLES WITH ZOWING RULES AND REGULATIONS OF MASSAUL COUNTY, FLORIDA CURRENTLY IN EFFECT. CERTIFIED THIS GITH DAY OF LOCAL ADD., 2005.

JOHNSON DONNERSON No. 4600

A & GLAND SINCE OF THE SHAPPOR No. 4600

A & GLAND SINCE OF THE SHAPPOR SH

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 TO PAGES 159 AND LIGHT OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS THE DAY OF THE CIRCUIT COUNTY AND THE CIRCUIT COUNTY AND THE CIRCUIT COUNTY, FLORIDA THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED OF COUNTY, COMMISSIONERS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS PEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 12 HOAY

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS PEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY, FLORIDA THIS 12 HOAY OF ADDRESS OF NASSAU COUNTY ATTORNEY.

COUNTY HEALTH CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS DAY OF APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

CERTIFICATE OF APPROVAL BY DEPARTMENT OF ENGINEERING SERVICES:

COUNTY REAL A DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE OFFT HAS BEEN EXAMINED AND APPROVED BY THE PLANNER OF NASSAU COUNTY, PLORIDA THIS DAY OF DAY OF PLANNER AD., 2005.

CERTIFICATE OF APPROVAL BY HASSAU 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 DAY OF DIEBERS A.D., 2005,

NASSAU COUNTY CHIEF OF FIRE/RESCUE

COUNTY TAX COLLECTOR CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON,
PARCEL IDENTIFICATION NUMBER:
38-2N-28-0000-0001-0000

BY: County has confered

DATE: 12-89-05

CLERK OF THE CIRCUIT COURT

PLAT BOOK ☐ PAGE L59 SHEET 1 OF 3 SHEETS

ADOPTION AND DEDICATION

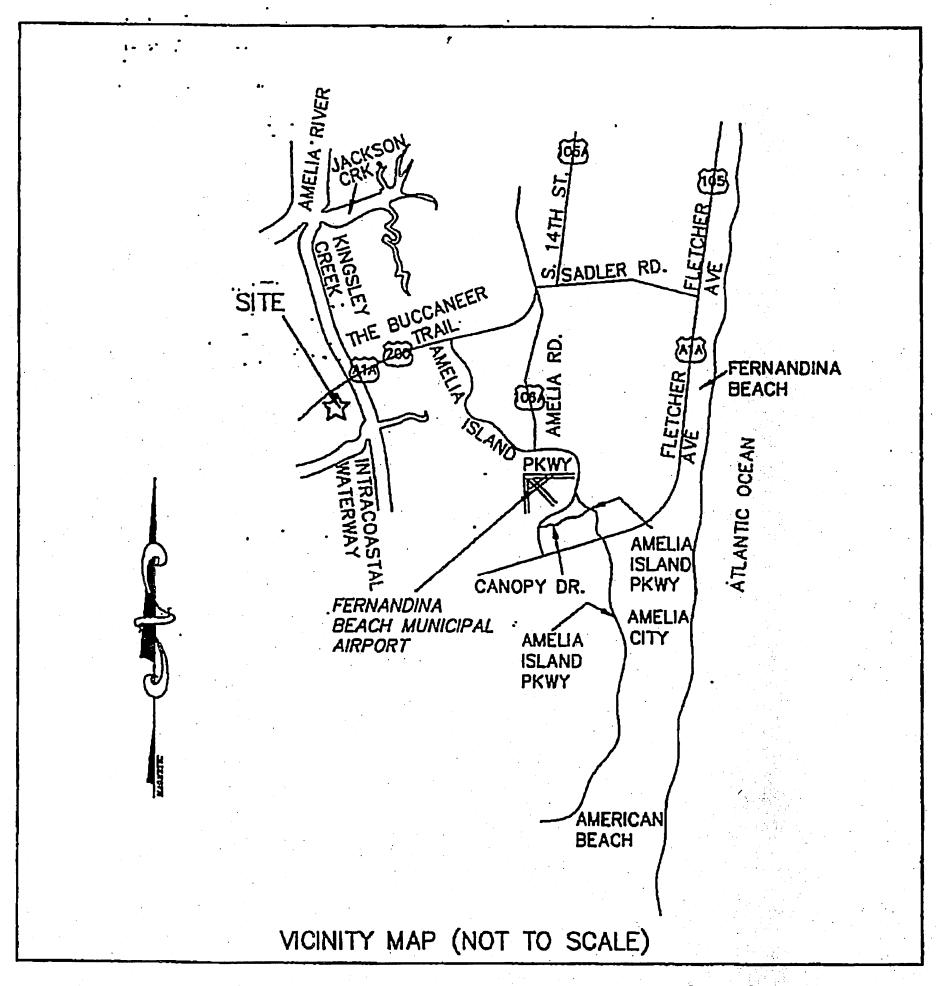
THIS IS TO CERTIFY THAT THE UNDERSIGNED, BRADY POINT PRESERVE LLC, A LIMITED LIABILITY COMPANY, HEREINAFTER TO BE KNOWN AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, AND THAT COMPASS BANK, A FLORIDA CORPORATION, IS THE HOLDER OF A MORTGAGE ON SAID LAND WHICH SHALL HEREAFTER BE KNOWN AS "BRADY POINT PRESERVE UNIT TWO REPLAT", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

TRACT "A-1" (FUTURE DEVELOPMENT) DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS, EXCEPT ASSHEREINAFTER PROVIDED.

THOSE EASEMENTS DESIGNATED AS "FP&L EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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 PUBLIC 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)

IN WINESS WHEREOF, THE "OWNER", HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.



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

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