

BRADY POINT PRESERVE UNIT ONE

A PARCEL OF LAND BEING A PORTION OF THE "D. FERNANDEZ GRANT", SECTIONS 38 AND 41, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "WILLIAM BERRIE GRANT", SECTION 40, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 14 SHEETS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, AS N 00°31'49" W.
2. 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 COUNTY OF NASSAU. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE COUNTY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
3. 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)
4. (100.00') DENOTES DISTANCE TO EASEMENTS OR VEGETATED NATURAL BUFFERS.
5. 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)
6. AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN FLOOD ZONES "X", "AE (EL 11)", "AE (EL 12)" AND "VE (EL 12)" 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 22118-2210
TELEPHONE: (877) 336-2527
(877) FEMA MAP

9. THE CURRENT ZONING DISTRICT CLASSIFICATION OF THE PROPERTY SHOWN IS: RESIDENTIAL SINGLE FAMILY (RS-1).

10. MINIMUM YARD REQUIREMENTS
FRONT YARD - 30 FEET
SIDE YARDS - 10 FEET
REAR YARD - 15 FEET

11. THE WETLAND JURISDICTION LINE SHOWN HEREON WAS FIELD DETERMINED BY ENVIRONMENTAL SERVICES, INC.

12. 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.

13. 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.

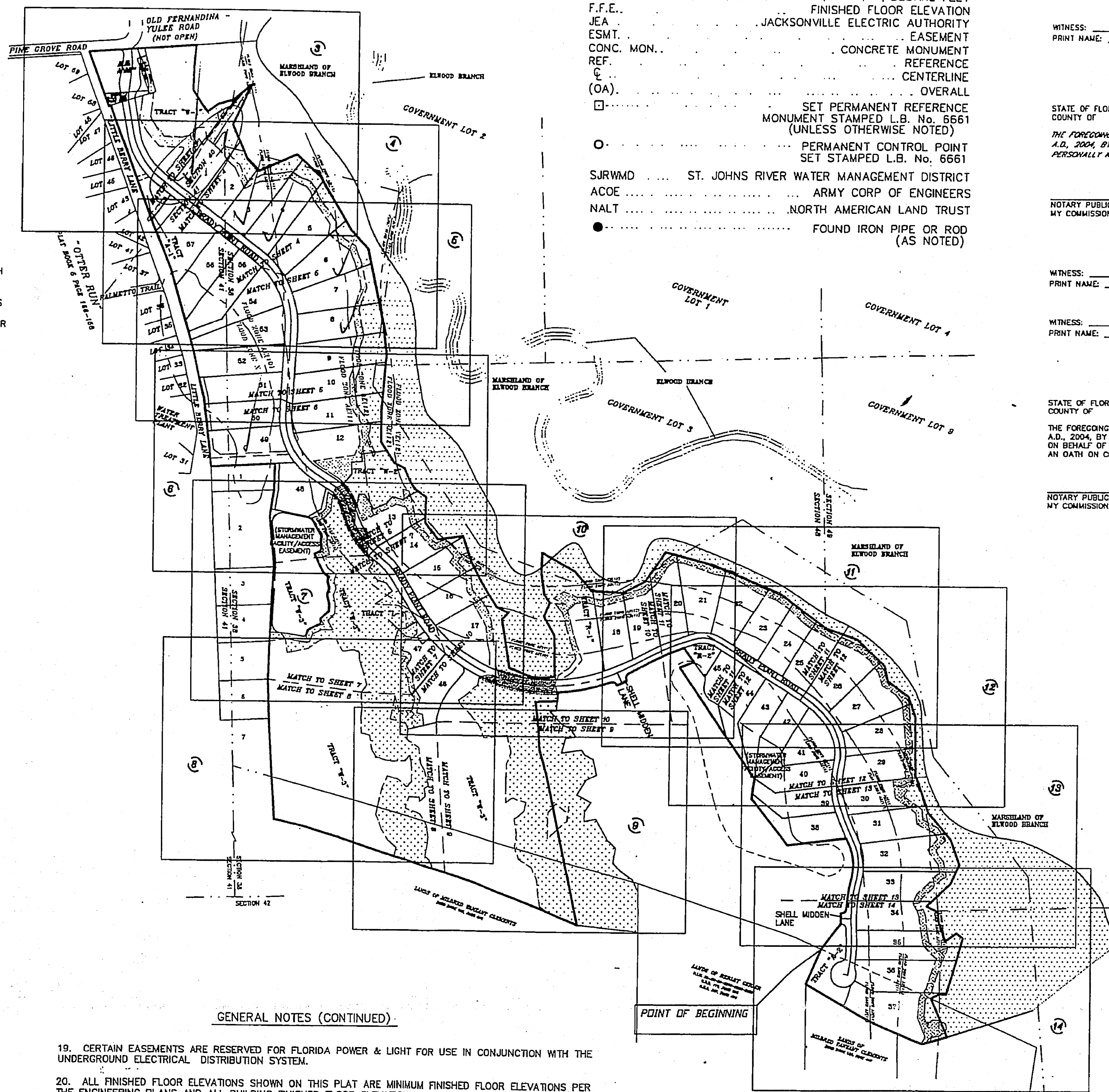
NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL
9143 PHILLIPS HIGHWAY - SUITE 350
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 363-6350
FAX (904) 363-6356
WEB SITE: WWW.NEFRPC.ORG

14. WETLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

16. TRACTS "W-1, W-2, AND W-3 (WETLAND CONSERVATION AREA)" ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.

17. SIDEWALKS ARE NOT REQUIRED OR PROPOSED FOR THIS PLAT.

18. 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 A WOOD POWER POLE EL = 10.44 (SEE SHEET 3 FOR LOCATION).



GENERAL NOTES (CONTINUED)

19. CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

20. 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 ENGINEERING PLANS BEFORE BUILDING.

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 |
| C | CENTERLINE |
| (OA) | OVERALL |
| □ | SET PERMANENT REFERENCE MONUMENT STAMPED L.B. No. 6661 (UNLESS OTHERWISE NOTED) |
| ○ | PERMANENT CONTROL POINT SET STAMPED L.B. No. 6661 |
| SJRWMD | ST. JOHNS RIVER WATER MANAGEMENT DISTRICT |
| ACOE | ARMY CORP OF ENGINEERS |
| NALT | NORTH AMERICAN LAND TRUST |
| ● | FOUND IRON PIPE OR ROD (AS NOTED) |

"BRADY POINT PRESERVE LLC"
A LIMITED LIABILITY COMPANY
WITNESS: _____
PRINT NAME: _____
LOVICK SUDDATH
MANAGING MEMBER

WITNESS: _____
PRINT NAME: _____

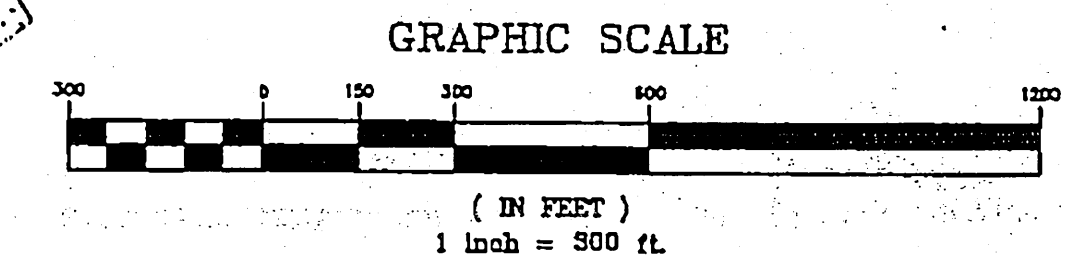
"NOTARY FOR 'BRADY POINT PRESERVE LLC'"
STATE OF FLORIDA
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 2004, BY LOVICK SUDDATH, MANAGING MEMBER, ON BEHALF OF SAID PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON BEHALF OF THE PARTNERSHIP.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

"COMPASS BANK"
A FLORIDA CORPORATION
WITNESS: _____
PRINT NAME: _____
PRINT NAME: _____ (TITLE) OF
COMPASS BANK
A FLORIDA CORPORATION

"NOTARY FOR COMPASS BANK"
STATE OF FLORIDA
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 2004, BY _____ (TITLE) ON BEHALF OF COMPASS BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON COMPASS BANK

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____



Prepared By:
A & J LAND SURVEYORS, INC.
Professional Land Surveyors
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
Fax (904) 298-1644
Phone (904) 298-1668 L.B. No. 6661