

# BRADY POINT PRESERVE UNIT TWO

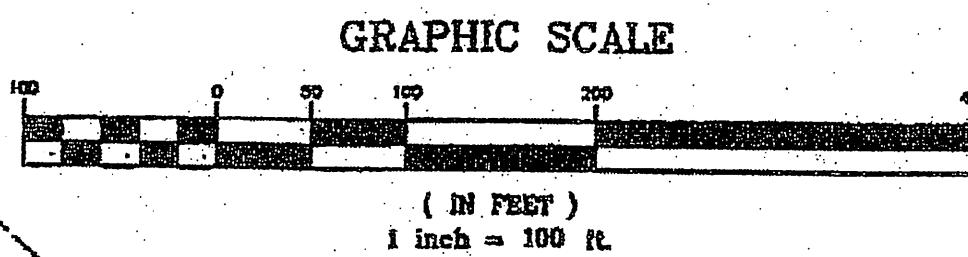
A PARCEL OF LAND BEING A PORTION OF THE "D. FERNANDEZ GRANT", SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

PLAT BOOK 7 PAGE 101  
SHEET 2 OF 4 SHEETS

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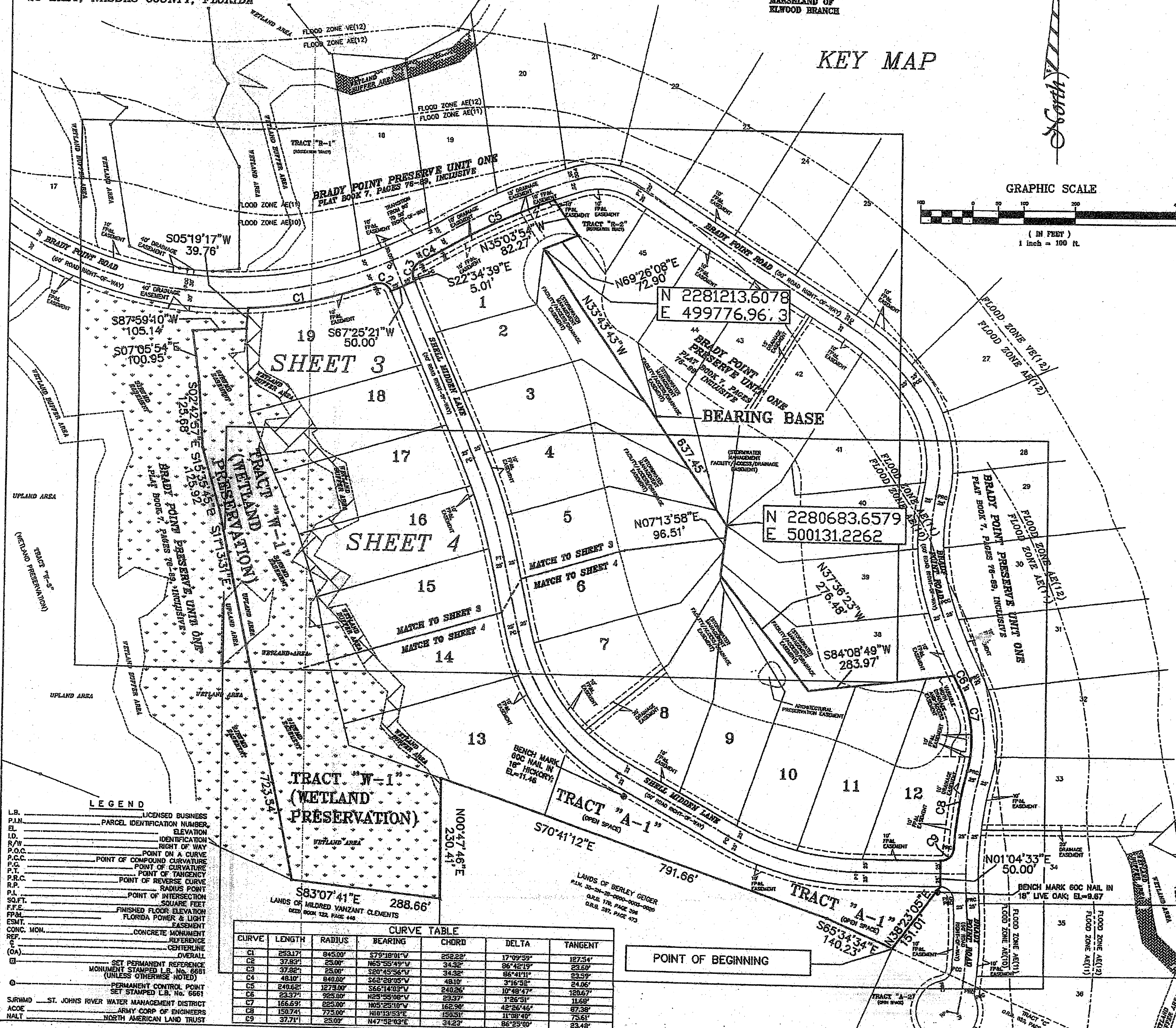
MARSHLAND OF  
ELWOOD BRANCH

## KEY MAP



### GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING BOUNDARY LINES OF BRADY POINT PRESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGES 76 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. (SEE KEY MAP)
- 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 REPAIR 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IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.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 177.09(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 177.09(28)
- 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, 1998.  
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: (977) 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 = 2280416.553, E = 484324.183  
NASSAU 8: N = 2288160.201, E = 495588.973  
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 3, NASSAU COUNTY, HEDGES AND ANEMIA CITY QUADS OF THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN JULY 1998, AND PROVIDED 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.NFRPC.ORG
- WETLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- WETLAND AREAS ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
- 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 604 NAIL, IN AN 18" HICKORY EL = 11.46 (SEE SHEET 2 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 FOR THE ENGINEERING PLANS AND ALL BUILDING FINISHED FLOOR ELEVATIONS SHOULD BE RE-CONFIRMED BY CONSULTING THE FINAL ENGINEERING PLANS BEFORE BUILDING.



LANDS OF MILDRED VANZANT CLEMENTS  
DEED BOOK 122, PAGE 448

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	293.17'	845.00'	S79°18'01"V	252.22'	17°09'39"	127.34'
C2	37.82'	25.00'	N65°33'49"V	34.32'	86°42'19"	23.60'
C3	37.82'	25.00'	S20°45'56"V	34.32'	86°41'11"	23.59'
C4	48.10'	840.00'	S62°28'02"V	48.10'	71°53'21"	24.06'
C5	240.62'	1273.00'	S66°14'03"V	240.26'	10°48'47"	116.67'
C6	223.71'	925.00'	N25°25'00"V	223.71'	1°26'31"	116.67'
C7	165.53'	225.00'	N05°25'10"V	162.96'	42°25'46"	97.38'
C8	159.74'	725.00'	N03°31'53"E	150.51'	11°08'40"	75.61'
C9	37.71'	25.00'	N47°52'03"E	34.23'	85°25'00"	23.48'

- LEGEND**
- LB. LICENSED BUSINESS
  - P.I.N. PARCEL IDENTIFICATION NUMBER
  - EL. ELEVATION
  - I.D. IDENTIFICATION
  - R/W. RIGHT OF WAY
  - P.O.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
  - F.P.L. FLORIDA POWER & LIGHT EASEMENT
  - CONC. MON. CONCRETE MONUMENT
  - REF. REFERENCE CENTERLINE
  - CI. CENTERLINE
  - OV. OVERALL
  - SET PERMANENT REFERENCE MONUMENT STAMPED L.B. NO. 6881 (UNLESS OTHERWISE NOTED)
  - PERMANENT CONTROL POINT SET STAMPED L.B. NO. 6861
  - SURV. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
  - ACOE ARMY CORP OF ENGINEERS
  - NALT NORTH AMERICAN LAND TRUST