

# BRADY POINT PRESERVE UNIT ONE REPLAT

PLAT BOOK 7 PAGE 158  
SHEET 3 OF 3 SHEETS

A PARCEL OF LAND BEING A REPLAT OF TRACT "A-2" (OPEN SPACE), BRADY POINT PRESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGES 76 THROUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "A-1" (OPEN SPACE), BRADY POINT PRESERVE UNIT TWO, AS RECORDED IN PLAT BOOK 7, PAGES 100 THROUGH 103, INCLUSIVE, OF SAID PUBLIC RECORDS, ALL LYING WITHIN SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

LINE	BEARING	LENGTH
L4	N88°55'27"W	111.79'
L3	N77°29'18"W	20.00'

LANDS OF BERLEY GEIGER  
P.L.N. 38-24-28-0000-0003-0020  
O.R.B. 179, PAGE 396  
O.R.B. 267, PAGE 473

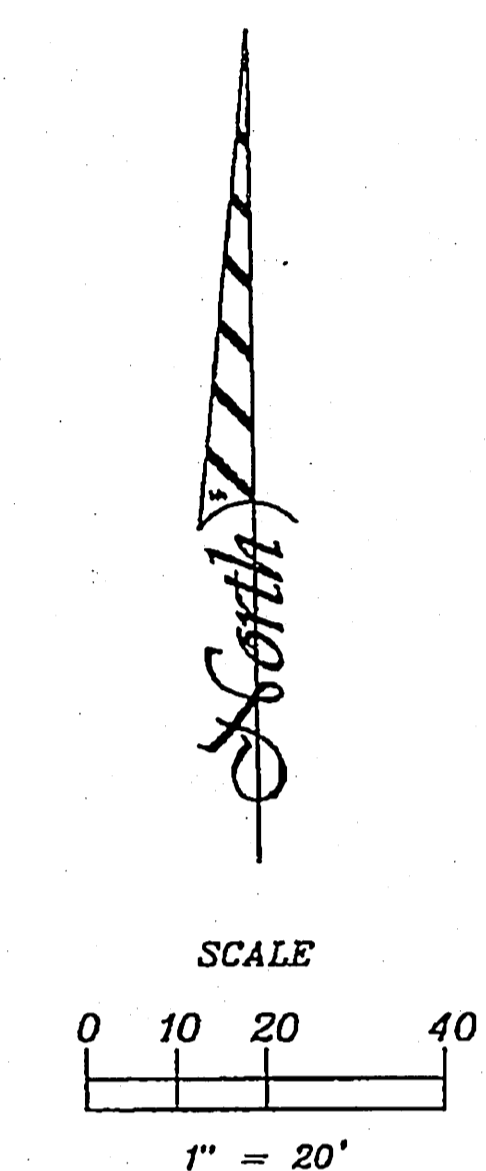
**POINT OF BEGINNING**  
THE MOST WESTERLY CORNER OF TRACT "A-2" (OPEN SPACE), BRADY POINT PRESERVE UNIT ONE, AS RECORDED IN PLAT BOOK 7, PAGES 76 THROUGH 89, INCLUSIVE.

N 2279710.5352  
E 500372.9854

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C23	51.77'	750.00'	S00°54'10"E	51.78'	3°37'24"	25.91'
C24	217.01'	600.00'	S14°53'25"W	216.35'	18°32'33"	109.16'
C47A	213.14'	60.00'	S22°43'27"E	117.48'	203°32'05"	288.02'
C47	31.57'	25.00'	S42°52'20"W	29.51'	72°20'31"	18.28'
C48	129.61'	775.00'	S01°54'36"W	129.46'	3°13'56"	64.96'
C49	5.05'	775.00'	S02°41'40"E	5.05'	0°22'24"	2.52'
C50	37.71'	25.00'	S45°42'37"E	34.23'	86°25'00"	23.48'
C142	103.29'	825.00'	S19°05'12"W	103.32'	7°10'50"	51.76'

LANDS OF MILDRED VANZANT CLEMENTS  
DEED BOOK 122, PAGE 448

GROSS AND NET AREA  
44,009 sq. ft. ±  
1.01 acres ±



FLOOD ZONE AE(1)  
FLOOD ZONE AE(2)

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