

# BRADY POINT PRESERVE UNIT ONE REPLAT

PLAT BOOK 7 PAGE 157  
SHEET 2 OF 3 SHEETS

## GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT "A-2" (OPEN SPACE), BRADY POINT PRESERVE UNIT ONE, AS N 24°34'19" E.
- 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 REPLACEMENT 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 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)
- (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 177.091(28)
- AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT, ARE IN FLOOD ZONE AE (EL 10) 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THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.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 CLOM-R MAY HAVE BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
FEDERAL EMERGENCY MANAGEMENT AGENCY  
P.O. BOX 2210  
MERRIFIELD, VIRGINIA 22116-2210  
TELEPHONE: (877) 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 = 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.
- 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
- WETLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 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 60d NAIL, IN 18" LIVE OAK EL = 9.61 (SEE SHEET 3 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 PER THE ENGINEERING PLANS AND ALL BUILDING FINISHED FLOOR ELEVATIONS SHOULD BE RE-CONFIRMED BY CONSULTING THE FINAL ENGINEERING PLANS BEFORE BUILDING.

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

## 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
CL	CENTERLINE
(OA)	OVERALL DISTANCE
□	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)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Margaret Ann Wood  
PRINT NAME: Margaret Ann Wood  
WITNESS: Anna H. Williams  
PRINT NAME: Anna H. Williams  
BY: BRADY POINT PRESERVE LLC, A FLORIDA LIMITED LIABILITY COMPANY.  
BY: BRADY POINT COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: AMELIA ISLAND COMPANY, A DELAWARE CORPORATION, ITS SOLE MEMBER  
BY: Arnon Bean  
NAME: S. NORMAN BRAY  
TITLE: EXECUTIVE VICE PRESIDENT

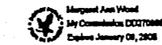
NOTARY FOR "BRADY POINT PRESERVE LLC"

STATE OF FLORIDA COUNTY OF NASSAU  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D. 2005, BY S. NORMAN BRAY, EXECUTIVE VICE PRESIDENT, OF AMELIA ISLAND COMPANY, A DELAWARE CORPORATION, THE SOLE MEMBER OF BRADY POINT COMPANY LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF BRADY POINT PRESERVE LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS ACTING ON BEHALF OF THE LIMITED LIABILITY COMPANY. SUCH PERSON DID NOT TAKE AN OATH AND : (NOTARY MUST CHECK APPLICABLE BOX)

IS/ARE PERSONALLY KNOWN TO ME

PRODUCED A CURRENT \_\_\_\_\_ DRIVER'S LICENSE AS IDENTIFICATION.

Margaret Ann Wood  
Margaret Ann Wood



SIGNATURE OF NOTARY  
Margaret Ann Wood  
NAME OF NOTARY (TYPED, PRINTED OR STAMPED)  
COMMISSION NUMBER: DD210868  
MY COMMISSION EXPIRES: 1-8-08

(NOTARY SEAL MUST BE AFFIXED)

NOTARY FOR COMPASS BANK

STATE OF FLORIDA COUNTY OF NASSAU  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D. 2005, BY Arnon Bean, City President (TITLE) ON BEHALF OF COMPASS BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON COMPASS BANK

WITNESS: Margaret Ann Wood  
PRINT NAME: Margaret Ann Wood  
WITNESS: Arnon Bean  
PRINT NAME: Arnon Bean



NOTARY FOR COMPASS BANK

STATE OF FLORIDA COUNTY OF NASSAU  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December A.D. 2005, BY Arnon Bean, City President (TITLE) ON BEHALF OF COMPASS BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON COMPASS BANK

WITNESS: Margaret Ann Wood  
PRINT NAME: Margaret Ann Wood  
WITNESS: Arnon Bean  
PRINT NAME: Arnon Bean



Prepared By:  
**A & J LAND SURVEYORS, INC.**  
Professional Land Surveyors  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
Fax (904) 348-1736  
Phone (904) 348-1733 L.B. No. 6661