

# BRADY POINT PRESERVE UNIT ONE REPLAT

PLAT BOOK 7 PAGE 156  
SHEET 1 OF 3 SHEETS  
CLERK'S # 200547177

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

**CAPTION**

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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST WESTERLY CORNER OF SAID TRACT "A-2" (OPEN SPACE); THENCE NORTH 24°34'19" EAST, ALONG AND WITH THE WESTERLY LINE OF SAID TRACT "A-2" (OPEN SPACE), A DISTANCE OF 178.88 FEET TO A POINT ON SAID WESTERLY LINE; THENCE NORTH 08°29'55" WEST, A DISTANCE OF 121.80 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELL MIDDEN LANE (A 50 FOOT ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED); THENCE SOUTH 88°55'27" EAST, ALONG AND WITH SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 111.79 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG AND WITH THE WESTERLY RIGHT OF WAY LINE OF BRADY POINT ROAD (A 50 FOOT ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), THE FOLLOWING FIVE COURSES AND DISTANCES: COURSE NUMBER ONE: ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 37.71 FEET TO THE POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°42'57" EAST, 34.23 FEET; COURSE NUMBER TWO: ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 775.00 FEET, A DISTANCE OF 5.05 FEET TO THE POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°41'40" EAST, 5.05 FEET; COURSE NUMBER THREE: ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 775.00 FEET, A DISTANCE OF 129.61 FEET TO THE POINT OF COMPOUND CURVATURE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°54'36" WEST, 129.46 FEET; COURSE NUMBER FOUR: ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 31.57 FEET TO THE POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°52'20" WEST, 29.51 FEET; COURSE NUMBER FIVE: ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET, A DISTANCE OF 213.14 FEET TO THE NORTHWESTERLY CORNER OF LOT 37, SAID BRADY POINT PRESERVE UNIT ONE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°43'27" EAST, 117.48 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 825.00 FEET, A DISTANCE OF 103.39 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT "A-2" (OPEN SPACE), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°05'12" WEST, 103.32 FEET; THENCE RUN ALONG AND WITH THE SOUTHERLY BOUNDARIES OF SAID TRACT "A-2" (OPEN SPACE) THE FOLLOWING TWO COURSES AND DISTANCES: COURSE NUMBER ONE: RUN NORTH 59°02'34" WEST, A DISTANCE OF 88.24 FEET TO A POINT; COURSE NUMBER TWO: RUN NORTH 60°18'48" WEST, A DISTANCE OF 120.20 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 44,009 SQUARE FEET OR 1.01 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 GOVERNING 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/MAPPING REFLECTED IN THIS PLAT.

*Michael A. Manzie*  
SURVEYOR/MAPPER  
DATE 12-2-05  
PRINT NAME: MICHAEL A. MANZIE  
FLORIDA REGISTRATION No. 9069

**SURVEYOR'S CERTIFICATE:**

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 UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPIES WITH ALL THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP), AND LOT CORNERS HAVE BEEN OR WILL BE MONUMENTED IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES, CHAPTER 61C17-6.003, FLORIDA ADMINISTRATIVE CODE, AND THE ABOVE PLAT COMPIES WITH ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT, CERTIFIED THIS 2 DAY OF December, A.D., 2005.

*Jonathan R. Brown*  
JONATHAN R. BROWN  
PROFESSIONAL LAND SURVEYOR No. 4500  
5832 LINDSEY DRIVE  
JACKSONVILLE, FLORIDA 32217  
TELEPHONE (904) 346-1733  
FAX (904) 346-1734

**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 7 PAGES 156 AND 157 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 11th DAY OF December, A.D., 2005.

*John H. Crawford*  
CLERK OF THE CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THIS 12th DAY OF December, A.D., 2005.

*Timothy D. Lewis*  
CHAIRMAN OF THE BOARD

**CERTIFICATE OF APPROVAL COUNTY ATTORNEY:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA, THIS 12th DAY OF December, A.D., 2005.

*John D. Sawyer*  
COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY DEPARTMENT OF ENGINEERING SERVICES:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE DEPARTMENT OF ENGINEERING SERVICES OF NASSAU COUNTY, FLORIDA, THIS 21st DAY OF December, A.D., 2005.

*John R. Hall, PE*  
DEPARTMENT OF ENGINEERING SERVICES

**COUNTY HEALTH CERTIFICATE:**

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 9th DAY OF December, 2005 A.D. AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

*WST Seal*  
COUNTY HEALTH DEPARTMENT

**CERTIFICATE OF APPROVAL BY PLANNER:**

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE PLANNER OF NASSAU COUNTY, FLORIDA, THIS 11th DAY OF December, A.D., 2005.

*Ed Souder*  
PLANNER

**CERTIFICATE OF APPROVAL BY NASSAU 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 21st DAY OF December, A.D., 2005.

*Charles J. Brown*  
NASSAU COUNTY CHIEF OF FIRE/RESCUE

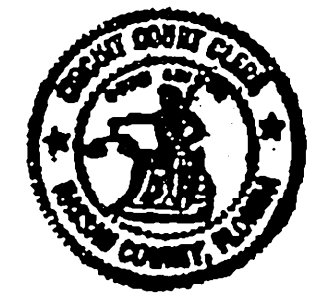
**COUNTY TAX COLLECTOR CERTIFICATE:**

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBER: 38-28-2B-0180-0001-0000

THROUGH AND INCLUDING THE TAX YEAR 2005  
BY: *Bushy Miller*  
COUNTY TAX COLLECTOR

DATE: 12-09-05

CLERK OF THE CIRCUIT COURT



**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BRADY POINT PRESERVE LLC, A LIMITED LIABILITY COMPANY, HERINAFTER 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 ONE 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.

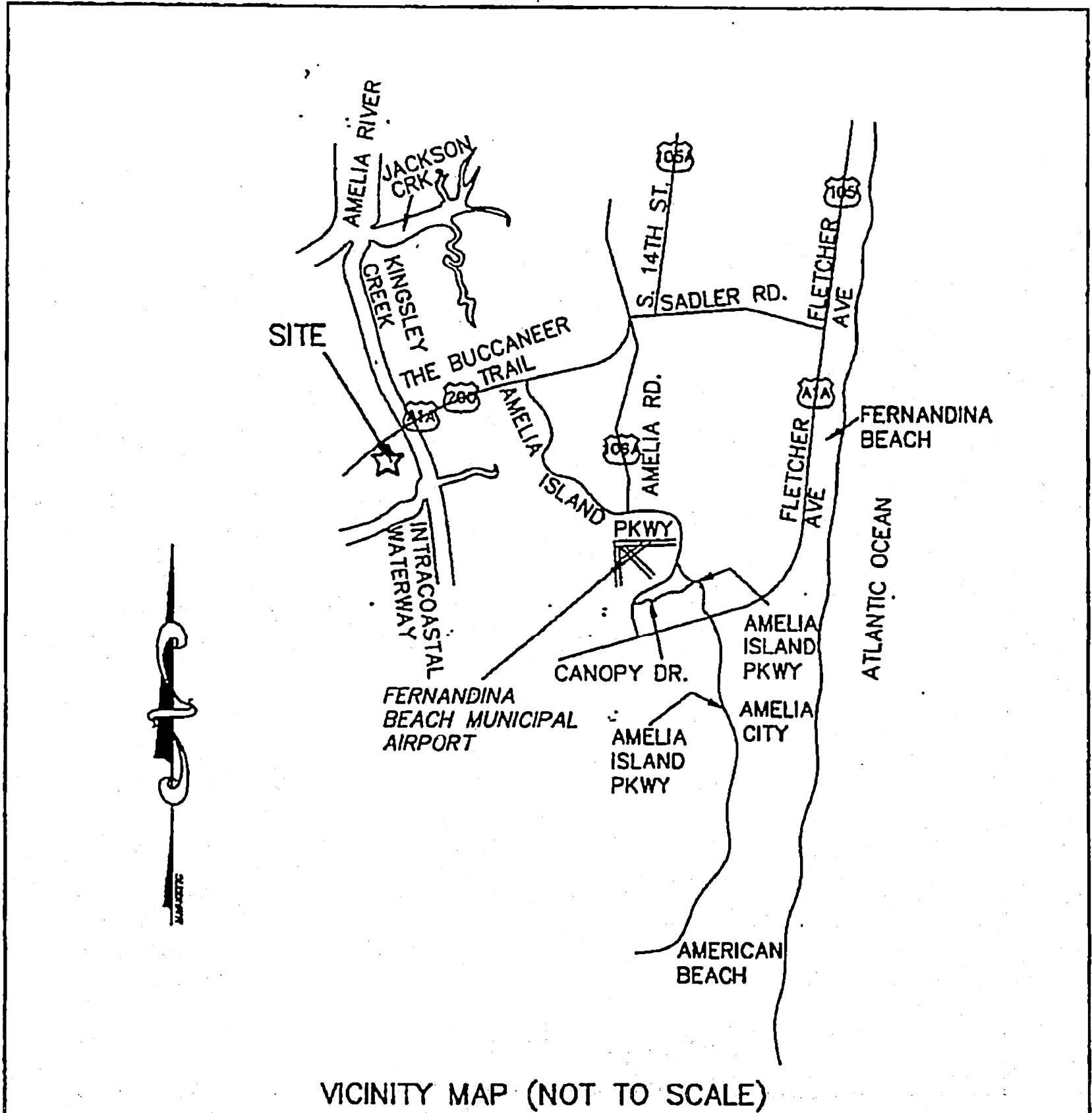
TRACT "A-2" (FUTURE DEVELOPMENT) DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS, EXCEPT AS HERINAFTER PROVIDED.

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

WATER AND SEWER UTILITIES WITHIN ROADS ARE HEREBY DEDICATED TO JEA.

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 WITNESS 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.



VICINITY MAP (NOT TO SCALE)

Prepared By:  
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