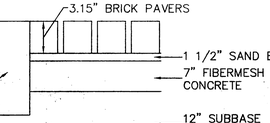
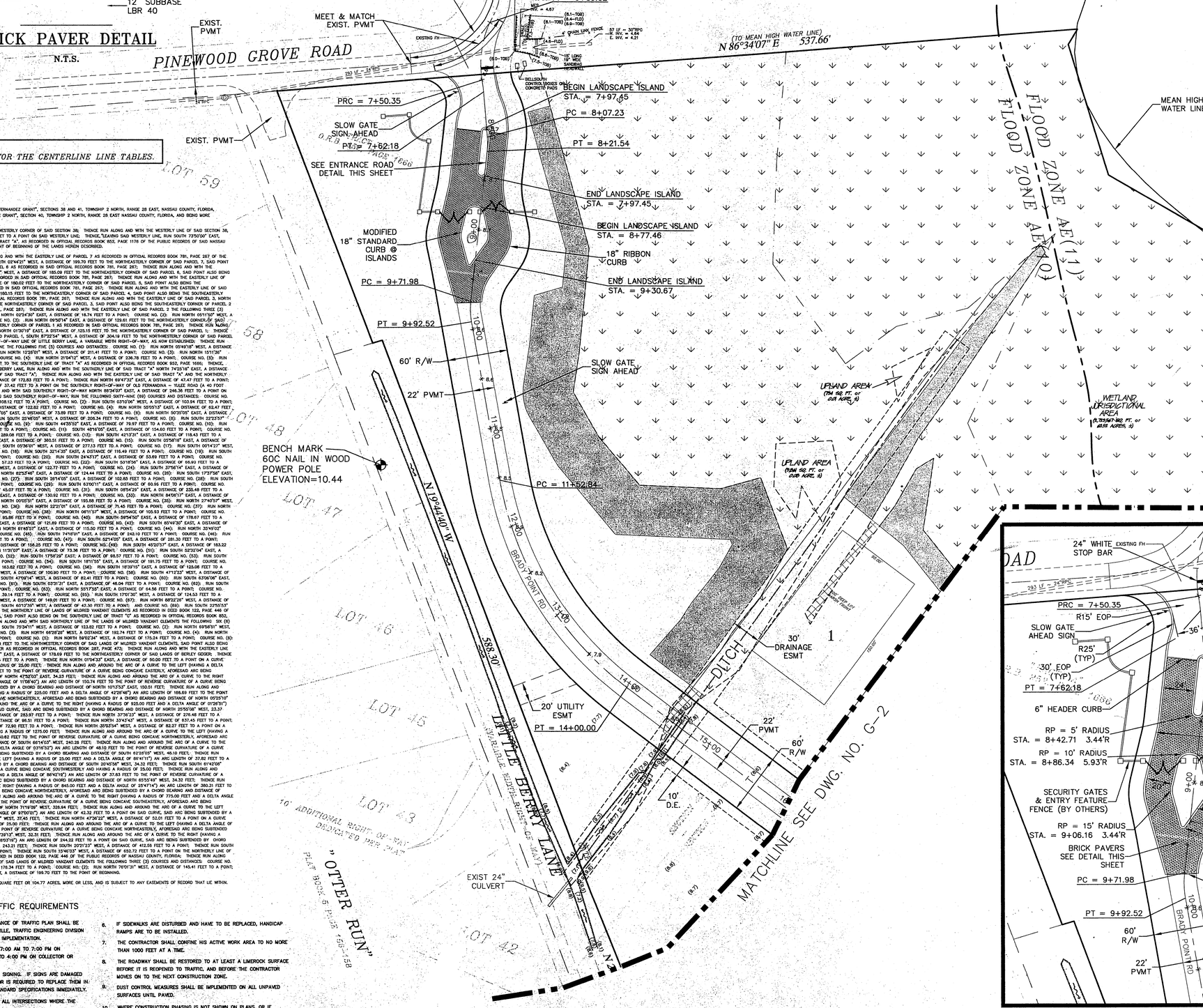


BRICK PAVER DETAIL

N.T.S.



NOTE:
REFER TO PLAN G-7 FOR THE CENTERLINE LINE TABLES.

BRADY POINT–UNIT ONE

LEGAL DESCRIPTION:

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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

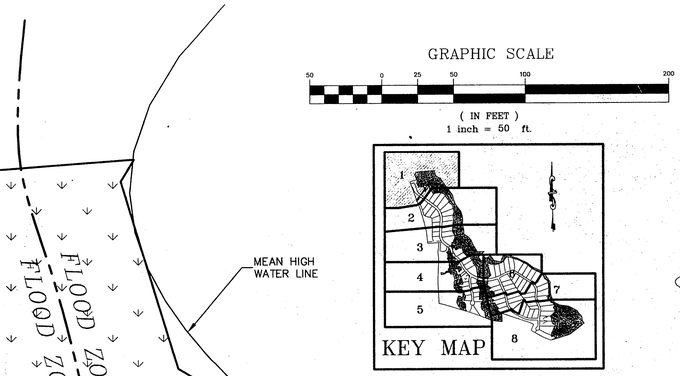
FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWESTERLY CORNER OF SAID SECTION 38; THENCE RUN ALONG AND WITH THE WESTERLY LINE OF SAID SECTION 38, NORTH 00°23'49" WEST, A DISTANCE OF 2387.00 FEET TO A POINT ON SAID WESTERLY LINE; THENCE,"LEAVING SAID WESTERLY LINE, RUN SOUTH 73°50'00" EAST, 162.68 FEET TO THE NORTHWESTERLY CORNER OF TRACT "A", AS RECORDED IN OFFICIAL RECORDS BOOK 852, PAGE 1176 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED;

THENCE, FROM THE POINT OF BEGINNING, RUN ALONG AND WITH THE EASTERLY LINE OF PARCEL 7 AS RECORDED IN OFFICIAL RECORDS BOOK 781, PAGE 267 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA NORTH 02°47'21" WEST, A DISTANCE OF 193.70 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 7, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 8 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 781, PAGE 267; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID PARCEL 8, NORTH 00°45'03" WEST, A DISTANCE OF 185.08 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 8, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 9 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 781, PAGE 267; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID PARCEL 9, NORTH 02°29'33" EAST, A DISTANCE OF 190.02 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 9, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 4 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 781, PAGE 267; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID PARCEL 4, NORTH 03°43'06" EAST, A DISTANCE OF 180.15 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 3 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 781, PAGE 267; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID PARCEL 3, NORTH 03°57'07" EAST; A DISTANCE OF 180.18 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 2 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 781, PAGE 267; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. (1): RUN NORTH 02°54'30" EAST, A DISTANCE OF 18.74 FEET TO A POINT; COURSE NO. (2): RUN NORTH 05°11'50" WEST, A DISTANCE OF 219.01 FEET TO A POINT; AND COURSE NO. (3): RUN NORTH 09°50'14" EAST, A DISTANCE OF 129.61 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 1 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 781, PAGE 267; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID PARCEL 1, NORTH 01°30'19" EAST, A DISTANCE OF 125.15 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE RUN ALONG AND WITH THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 87°22'54" WEST, A DISTANCE OF 304.19 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1; SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE BERRY LANE, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED; THENCE RUN ALONG AND WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. (1): RUN NORTH 00°46'18" WEST, A DISTANCE OF 328.54 FEET TO A POINT; COURSE NO. (2): RUN NORTH 12°08'01" WEST, A DISTANCE OF 211.41 FEET TO A POINT; COURSE NO. (3): RUN NORTH 15°11'36" WEST, A DISTANCE OF 414.06 FEET TO A POINT; COURSE NO. (4): RUN NORTH 21°04'12" WEST, A DISTANCE OF 336.78 FEET TO A POINT; COURSE NO. (5): RUN NORTH 19°44'40" WEST, A DISTANCE OF 580.30 FEET TO THE SOUTHERLY LINE OF TRACT "A" AS RECORDED IN OFFICIAL RECORDS BOOK 852, PAGE 1666; THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY OF LITTLE BERRY LANE, RUN ALONG AND WITH THE SOUTHERLY LINE OF SAID TRACT "A" NORTH 74°25'16" EAST, A DISTANCE OF 192.38 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT "A"; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID TRACT "A" AND THE NORTHERLY EXTENSION THEREOF NORTH 19°50'18" WEST, A DISTANCE OF 172.83 FEET TO A POINT; THENCE RUN NORTH 69°47'32" EAST, A DISTANCE OF 47.47 FEET TO A POINT; THENCE RUN NORTH 14°28'55" WEST, A DISTANCE OF 37.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OLD FERNANDINA – YULEE ROAD (A 40 FOOT RIGHT-OF-WAY) (NOT OPEN); THENCE RUN ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY NORTH 89°34'07" EAST, A DISTANCE OF 246.36 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, RUN THE FOLLOWING SIXTY-NINE (69) COURSES AND DISTANCES: COURSE NO. (1): RUN SOUTH 05°58'35" WEST, A DISTANCE OF 108.12 FEET TO A POINT; COURSE NO. (2): RUN SOUTH 03°10'06" WEST, A DISTANCE OF 103.94 FEET TO A POINT; COURSE NO. (3): RUN SOUTH 35°03'50" EAST, A DISTANCE OF 122.82 FEET TO A POINT; COURSE NO. (4): RUN NORTH 55°05'53" EAST, A DISTANCE OF 62.47 FEET TO A POINT; COURSE NO. (5): RUN NORTH 76°36'05" EAST, A DISTANCE OF 73.69 FEET TO A POINT; COURSE NO. (6): RUN NORTH 50°30'05" EAST, A DISTANCE OF 114.66 FEET TO A POINT; COURSE NO. (7): RUN SOUTH 22°46'05" WEST, A DISTANCE OF 208.34 FEET TO A POINT; COURSE NO. (8): RUN SOUTH 22°23'53" EAST, A DISTANCE OF 175.79 FEET TO A POINT; COURSE NO. (9): RUN SOUTH 44°25'52" EAST, A DISTANCE OF 78.97 FEET TO A POINT; COURSE NO. (10): RUN NORTH 66°44'32" EAST, A DISTANCE OF 165.04 FEET TO A POINT; COURSE NO. (11): SOUTH 48°16'05" EAST, A DISTANCE OF 154.60 FEET TO A POINT; COURSE NO. (12): RUN SOUTH 30°11'41" EAST, A DISTANCE OF 289.06 FEET TO A POINT; COURSE NO. (13): RUN SOUTH 42°13'31" EAST, A DISTANCE OF 118.43 FEET TO A POINT; COURSE NO. (14): RUN SOUTH 11°20'48" EAST, A DISTANCE OF 360.51 FEET TO A POINT; COURSE NO. (15): RUN SOUTH 05°58'16" EAST, A DISTANCE OF 140.88 FEET TO A POINT; COURSE NO. (16): RUN SOUTH 05°36'01" WEST, A DISTANCE OF 277.13 FEET TO A POINT; COURSE NO. (17): RUN SOUTH 00°14'23" WEST, A DISTANCE OF 147.55 FEET TO A POINT; COURSE NO. (18): RUN SOUTH 32°14'35" EAST, A DISTANCE OF 116.49 FEET TO A POINT; COURSE NO. (19): RUN SOUTH 83°29'59" EAST, A DISTANCE OF 55.31 FEET TO A POINT; COURSE NO. (20): RUN SOUTH 24°43'17" EAST, A DISTANCE OF 53.69 FEET TO A POINT; COURSE NO. (21): RUN SOUTH 28°54'40" EAST, A DISTANCE OF 57.23 FEET TO A POINT; COURSE NO. (22): RUN SOUTH 53°18'56" EAST, A DISTANCE OF 66.90 FEET TO A POINT; COURSE NO. (23): RUN SOUTH 01°06'46" WEST, A DISTANCE OF 122.77 FEET TO A POINT; COURSE NO. (24): RUN SOUTH 37°56'47" EAST, A DISTANCE OF 69.29 FEET TO A POINT; COURSE NO. (25): RUN NORTH 82°37'46" EAST, A DISTANCE OF 124.44 FEET TO A POINT; COURSE NO. (26): RUN SOUTH 17°37'58" EAST, A DISTANCE OF 141.9 FEET TO A POINT; COURSE NO. (27): RUN SOUTH 25°41'05" EAST, A DISTANCE OF 102.85 FEET TO A POINT; COURSE NO. (28): RUN SOUTH 32°20'30" EAST, A DISTANCE OF 150.37 FEET TO A POINT; COURSE NO. (29): RUN SOUTH 63°01'11" EAST, A DISTANCE OF 60.96 FEET TO A POINT; COURSE NO. (30): RUN SOUTH 43°22'33" WEST, A DISTANCE OF 45.07 FEET TO A POINT; COURSE NO. (31): RUN SOUTH 08°54'29" EAST, A DISTANCE OF 235.48 FEET TO A POINT; COURSE NO. (32): RUN SOUTH 69°22'07" EAST, A DISTANCE OF 130.92 FEET TO A POINT; COURSE NO. (33): RUN NORTH 84°06'17" EAST, A DISTANCE OF 93.38 FEET TO A POINT; COURSE NO. (34): RUN NORTH 00°05'51" EAST, A DISTANCE OF 195.88 FEET TO A POINT; COURSE NO. (35): RUN NORTH 27°45'37" WEST, A DISTANCE OF 104.77 FEET TO A POINT; COURSE NO. (36): RUN NORTH 22°31'06" EAST, A DISTANCE OF 75.48 FEET TO A POINT; COURSE NO. (37): RUN NORTH 33°51'46" WEST, A DISTANCE OF 47.67 FEET TO A POINT; COURSE NO. (38): RUN NORTH 06°11'37" WEST, A DISTANCE OF 102.93 FEET TO A POINT; COURSE NO. (39): RUN NORTH 02°34'52" EAST, A DISTANCE OF 95.86 FEET TO A POINT; COURSE NO. (40): RUN SOUTH 58°54'50" EAST, A DISTANCE OF 178.67 FEET TO A POINT; COURSE NO. (41): RUN SOUTH 39°54'18" EAST, A DISTANCE OF 121.69 FEET TO A POINT; COURSE NO. (42): RUN SOUTH 83°47'30" EAST, A DISTANCE OF 150.43 FEET TO A POINT; COURSE NO. (43): RUN NORTH 81°45'37" EAST, A DISTANCE OF 115.50 FEET TO A POINT; COURSE NO. (44): RUN NORTH 35°49'02" EAST, A DISTANCE OF 171.38 FEET TO A POINT; COURSE NO. (45): RUN SOUTH 74°09'01" EAST, A DISTANCE OF 242.10 FEET TO A POINT; COURSE NO. (46): RUN SOUTH 68°01'38" EAST; A DISTANCE OF 342.67 FEET TO A POINT; COURSE NO. (47): RUN SOUTH 52°14'05" EAST, A DISTANCE OF 281.30 FEET TO A POINT; COURSE NO. (48): RUN SOUTH 81°12'06" EAST, A DISTANCE OF 158.25 FEET TO A POINT; COURSE NO. (49): RUN SOUTH 42°20'57" EAST, A DISTANCE OF 183.32 FEET TO A POINT; COURSE NO. (50): RUN SOUTH 11°31'07" EAST, A DISTANCE OF 73.38 FEET TO A POINT; COURSE NO. (51): RUN SOUTH 52°32'04" EAST, A DISTANCE OF 123.04 FEET TO A POINT; COURSE NO. (52): RUN SOUTH 17°56'29" EAST; A DISTANCE OF 68.87 FEET TO A POINT; COURSE NO. (53): RUN SOUTH 00°04'33" EAST, A DISTANCE OF 273.44 FEET TO A POINT; COURSE NO. (54): RUN SOUTH 18°11'55" EAST, A DISTANCE OF 191.75 FEET TO A POINT; COURSE NO. (55): RUN SOUTH 41°02'24" EAST, A DISTANCE OF 183.82 FEET TO A POINT; COURSE NO. (56): RUN SOUTH 16°39'15" EAST, A DISTANCE OF 123.08 FEET TO A POINT; COURSE NO. (57): RUN SOUTH 23°05'49" WEST, A DISTANCE OF 100.90 FEET TO A POINT; COURSE NO. (58): RUN SOUTH 47°12'23" WEST, A DISTANCE OF 73.16 FEET TO A POINT; COURSE NO. (59): RUN SOUTH 47°06'14" WEST, A DISTANCE OF 82.41 FEET TO A POINT; COURSE NO. (60): RUN SOUTH 63°06'06" EAST, A DISTANCE OF 58.90 FEET TO A POINT; COURSE NO. (61): RUN SOUTH 03°31'31" EAST, A DISTANCE OF 46.04 FEET TO A POINT; COURSE NO. (62): RUN SOUTH 18°06'22" EAST, A DISTANCE OF 98.10 FEET TO A POINT; COURSE NO. (63): RUN NORTH 50°17'55" EAST, A DISTANCE OF 64.58 FEET TO A POINT; COURSE NO. (64): RUN SOUTH 51°36'32" EAST, A DISTANCE OF 39.14 FEET TO A POINT; COURSE NO. (65): RUN SOUTH 17°01'30" WEST, A DISTANCE OF 124.53 FEET TO A POINT; COURSE NO. (66): RUN SOUTH 17°47'02" WEST, A DISTANCE OF 149.01 FEET TO A POINT; COURSE NO. (67): RUN NORTH 68°22'26" WEST, A DISTANCE OF 35.43 FEET TO A POINT; COURSE NO. (68): RUN SOUTH 40°12'30" WEST, A DISTANCE OF 42.30 FEET TO A POINT; AND COURSE NO. (69): RUN SOUTH 22°55'57" EAST, A DISTANCE OF 193.69 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS OF MILDRED VANZANT CLEMENTS AS RECORDED IN DEED BOOK 122, PAGE 446 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF TRACT "C" AS RECORDED IN OFFICIAL RECORDS BOOK 852, PAGE 1176 OF SAID PUBLIC RECORDS; THENCE RUN ALONG AND WITH SAID NORTHERLY LINE OF THE LANDS OF MILDRED VANZANT CLEMENTS THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. (1): RUN SOUTH 75°34'11" WEST, A DISTANCE OF 123.82 FEET TO A POINT; COURSE NO. (2): RUN NORTH 69°58'51" WEST, A DISTANCE OF 50.82 FEET TO A POINT; COURSE NO. (3): RUN NORTH 66°28'28" WEST, A DISTANCE OF 192.74 FEET TO A POINT; COURSE NO. (4): RUN NORTH 60°50'17" WEST, A DISTANCE OF 82.46 FEET TO A POINT; COURSE NO. (5): RUN NORTH 58°02'34" WEST, A DISTANCE OF 175.24 FEET TO A POINT; COURSE NO. (6): RUN NORTH 60°14'44" WEST, A DISTANCE OF 133.22 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS OF MILDRED VANZANT CLEMENTS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LANDS OF BERKLEY GEIGER AS RECORDED IN OFFICIAL RECORDS BOOK 287, PAGE 472; THENCE RUN ALONG AND WITH THE EASTERLY LINE OF SAID LANDS OF BERKLEY GEIGER NORTH 24°00'00" EAST, A DISTANCE OF 178.69 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS OF BERKLY GEIGER; THENCE RUN NORTH 38°27'02" EAST, A DISTANCE OF 151.24 FEET TO A POINT; THENCE RUN NORTH 01°04'33" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA ANGLE OF 69°25'00") AN ARC LENGTH OF 31.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°52'03" EAST, 34.23 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 11°08'42") AN ARC LENGTH OF 150.74 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE WESTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°13'53" EAST, 150.51 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A RADIUS OF 225.00 FEET AND A DELTA ANGLE OF 42°39'46") AN ARC LENGTH OF 168.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°25'10" WEST, 163.93 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 925.00 FEET AND A DELTA ANGLE OF 01°39'31") AN ARC LENGTH OF 23.37 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°50'08" WEST, 23.37 FEET; THENCE RUN SOUTH 84°06'49" WEST, A DISTANCE OF 283.97 FEET TO A POINT; THENCE RUN NORTH 37°36'23" WEST, A DISTANCE OF 276.48 FEET TO A POINT; THENCE RUN NORTH 07°13'35" EAST, A DISTANCE OF 86.91 FEET TO A POINT; THENCE RUN NORTH 33°47'47" WEST, A DISTANCE OF 637.45 FEET TO A POINT; THENCE RUN NORTH 69°28'08" EAST, A DISTANCE OF 72.90 FEET TO A POINT; THENCE RUN NORTH 20°03'54" WEST, A DISTANCE OF 82.27 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1275.00 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA ANGLE OF 10°46'47") AN ARC LENGTH OF 240.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°41'37" WEST, 240.28 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 840.00 FEET AND A DELTA ANGLE OF 03°16'52") AN ARC LENGTH OF 48.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°28'09" WEST, 48.10 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 89°41'17") AN ARC LENGTH OF 37.82 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°45'56" WEST, 34.32 FEET; THENCE RUN SOUTH 81°42'05" WEST, A DISTANCE OF 50.25 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA ANGLE OF 89°42'15") AN ARC LENGTH OF 27.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°53'46" WEST, 34.32 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 845.00 FEET AND A DELTA ANGLE OF 25°47'14") AN ARC LENGTH OF 380.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°36'38" WEST, 377.11 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 775.00 FEET AND A DELTA ANGLE OF 24°21'13") AN ARC LENGTH OF 329.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°19'09" WEST, 326.84 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 87°07'01") AN ARC LENGTH OF 42.32 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°21'27" WEST, 37.45 FEET; THENCE RUN NORTH 47°36'24" WEST, A DISTANCE OF 52.01 FEET TO A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA ANGLE OF 92°32'54") AN ARC LENGTH OF 38.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°39'13" WEST, 32.91 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A DELTA ANGLE OF 18°03'16") AN ARC LENGTH OF 244.23 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 42°52'45" WEST, 243.21 FEET; THENCE RUN SOUTH 20°31'23" WEST, A DISTANCE OF 412.56 FEET TO A POINT; THENCE RUN SOUTH 81°20'00" WEST, A DISTANCE OF 69.50 FEET TO A POINT; THENCE RUN SOUTH 15°46'03" WEST, A DISTANCE OF 652.72 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS OF MILDRED VANZANT CLEMENTS AS RECORDED IN DEED BOOK 122, PAGE 446 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE RUN ALONG AND WITH THE NORTHERLY AND WESTERLY LINES OF SAID LANDS OF MILDRED VANZANT CLEMENTS THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. (1): RUN NORTH 73°04'20" WEST, A DISTANCE OF 178.34 FEET TO A POINT; COURSE NO. (2): RUN NORTH 76°07'31" WEST, A DISTANCE OF 145.41 FEET TO A POINT; AND COURSE NO. (3): RUN NORTH 02°44'21" WEST, A DISTANCE OF 199.70 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4,563,718 SQUARE FEET OR 104.77 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

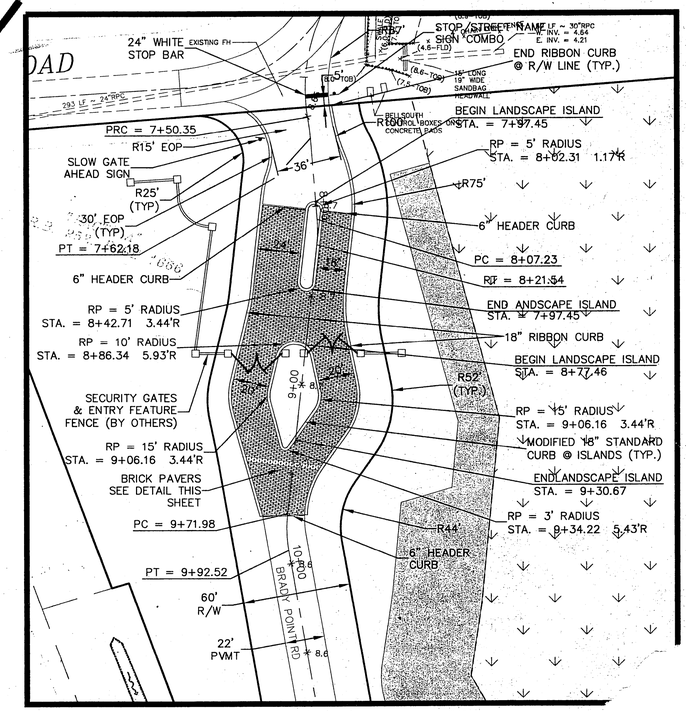
MAINTENANCE OF TRAFFIC REQUIREMENTS

1. ANY MODIFICATIONS OF THIS MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED TO THE CITY OF JACKSONVILLE, TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.
2. PROJECT WORK HOURS ARE BETWEEN 7:00 AM TO 7:00 PM ON RESIDENTIAL STREETS, AND 9:00 AM TO 4:00 PM ON COLLECTOR OR ARTERIAL STREETS.
3. CONTRACTOR MUST MAINTAIN EXISTING SIGNING. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS IMMEDIATELY.
4. THIRTY FOOT RADII ARE REQUIRED AT ALL INTERSECTIONS WHERE THE ROADWAY IS REBUILT.
5. ACCESS TO ALL STREETS AND DRIVEWAYS TO BE MAINTAINED AT ALL TIMES.
6. IF SIDEWALKS ARE DISTURBED AND HAVE TO BE REPLACED, HANDICAP RAMPS ARE TO BE INSTALLED.
7. THE CONTRACTOR SHALL CONFINE HIS ACTIVE WORK AREA TO NO MORE THAN 1000 FEET AT A TIME.
8. THE ROADWAY SHALL BE RESTORED TO AT LEAST A LIMEROCK SURFACE BEFORE IT IS REOPENED TO TRAFFIC, AND BEFORE THE CONTRACTOR MOVES ON TO THE NEXT CONSTRUCTION ZONE.
9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL UNPAVED SURFACES UNTIL PAVED.
10. WHERE CONSTRUCTION PHASING IS NOT SHOWN ON PLANS, OR IF CONSTRACTOR WANTS TO ALTER THE PHASING SHOWN, CONTRACTOR IS TO SUBMIT PHASING PLAN WITH A PROPOSED CONSTRUCTION SCHEDULE TO TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION



LEGEND

- = UPLAND BUFFER/ CONSERVATION
- = CONSERVATION.
- = WETLAND
- = WETLAND IMPACT



ENTRANCE DETAIL

SCALE: 1"=40'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/27/04	BALLARD RD NAME	VA
2	11/30/04	REVISE ENTRY RD.	V
3	1/24/05	REVISED ENTRY RD.	PL

VINCENT J. DUNN
REGISTERED ENGINEER NO. 19452
ENG. BUS. NO. 4846

DESIGNED BY: PLB
DRAWN BY: SS, SM, AK
CHECKED BY: VJD
SCALE: 1" = 50'
DATE: JULY, 2003
PROJ. NO.: 0205-280

Hill, Boring, Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
7950 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FLORIDA 32256
904-281-1121

BRADY POINT PRESERVE
FOR:
BRADY POINT PRESERVE, LLC
NASSAU COUNTY, FLORIDA
GEOMETRY PLAN

F:\0205-280\WORKING\2806-1P.dwg Thu Jan 27 16:40:31 2005 [eWoda]