

# BRADY POINT PRESERVE UNIT TWO

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

CFN # 200503687

PLAT BOOK 7 PAGE 100  
SHEET 1 OF 4 SHEETS

### CAPTION

A PARCEL OF LAND BEING A PORTION OF THE "D. FERNANDEZ GRANT", SECTION 38, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGN AT THE NORTHEASTERLY CORNER OF THE LANDS OF BERLEY GEIGER, AS RECORDED IN OFFICIAL RECORDS BOOK 287, PAGE 473 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; THENCE RUN NORTH 28°23'05" EAST, A DISTANCE OF 151.05 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 AN ARC LENGTH OF 37.71 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 78.00 FEET, 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, 162.90 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 166.69 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, 162.90 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, 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°55'06" WEST, 23.37 FEET; THENCE RUN SOUTH 84°05'49" WEST, A DISTANCE OF 64.19 FEET TO A POINT; THENCE RUN NORTH 37°36'23" WEST, A DISTANCE OF 278.49 FEET TO A POINT; THENCE RUN NORTH 69°25'08" EAST, A DISTANCE OF 72.80 FEET TO A POINT; THENCE RUN NORTH 33°43'43" WEST, A DISTANCE OF 637.48 FEET TO A POINT; THENCE RUN NORTH 69°25'08" EAST, A DISTANCE OF 72.80 FEET TO A POINT; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1275.00 FEET, 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 68°14'03" WEST, 240.28 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 840.00 FEET, 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 62°28'05" WEST, 48.10 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.63 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°45'55" WEST, 34.32 FEET; THENCE RUN SOUTH 22°34'39" EAST, A DISTANCE OF 5.01 FEET TO A POINT; THENCE RUN SOUTH 67°22'21" WEST, A DISTANCE OF 50.00 FEET, AN ARC LENGTH OF 37.63 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°55'49" WEST, 34.32 FEET; THENCE RUN ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 845.00 FEET, AN ARC LENGTH OF 253.17 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°18'01" WEST, 252.22 FEET; THENCE RUN SOUTH 05°19'17" WEST, A DISTANCE OF 38.76 FEET TO A POINT; THENCE RUN SOUTH 67°59'10" WEST, A DISTANCE OF 105.84 FEET TO A POINT; THENCE RUN SOUTH 83°07'41" EAST, A DISTANCE OF 125.92 FEET TO A POINT; THENCE RUN SOUTH 02°42'57" EAST, 125.68 FEET TO A POINT; THENCE RUN SOUTH 83°07'41" EAST, ALONG AND WITH THE NORTHERLY LINE OF SAID LANDS OF BERLEY GEIGER, A DISTANCE OF 723.34 FEET TO A POINT; ON THE NORTHERLY LINE OF THE LANDS OF MILROD VANZANT CLEMENTS, AS RECORDED IN SAID LANDS OF MILROD VANZANT CLEMENTS, A DISTANCE OF 288.88 FEET TO A POINT; THENCE RUN NORTH 00°47'48" EAST, ALONG AND WITH THE WESTERLY LINE OF SAID LANDS OF BERLEY GEIGER, A DISTANCE OF 230.41 FEET TO A POINT; THENCE RUN SOUTH 11°04'02" EAST, ALONG AND WITH THE NORTHERLY LINE OF SAID LANDS OF BERLEY GEIGER, A DISTANCE OF 791.58 FEET TO A POINT; THENCE RUN SOUTH 65°34'54" EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LANDS OF BERLEY GEIGER, A DISTANCE OF 140.23 FEET TO THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAIN 1,201,820 SQUARE FEET OR 27.59 ACRES, MORE OR LESS, IN AREA.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA, AND THAT THE ABOVE PLAT COMPLIES WITH ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

SIGNED THIS 5th DAY OF JANUARY, 2005, A.D., 2005.

*Michael A. Manzie*  
MICHAEL A. MANZIE  
REGISTERED SURVEYOR AND MAPPER  
REGISTRATION NO. 4600  
J & J LAND SURVEYORS, INC.  
LICENSED BUSINESS NO. 6661  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
TELEPHONE (904) 346-1733  
FAX (904) 346-1738

### 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*  
MICHAEL A. MANZIE  
SURVEYOR/MAPPER

DATE 1-20-05

PRINT NAME MICHAEL A. MANZIE

FLORIDA REGISTRATION NO. 4600

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: *Louis B. Sudduth*  
LOUIS B. SUDDUTH

PRINT NAME LOUIS B. SUDDUTH

WITNESS: *Jana H. Williams*  
JANA H. WILLIAMS

PRINT NAME JANA H. WILLIAMS

BY: BRADY POINT PRESERVE LLC, A FLORIDA LIMITED LIABILITY COMPANY,

BY: AMELIA ISLAND COMPANY, A DELAWARE CORPORATION, ITS SOLE MEMBER

BY: *Jack B. Healan, Jr.*  
NAME JACK B. HEALAN, JR.  
TITLE PRESIDENT

### NOTARY FOR "BRADY POINT PRESERVE LLC"

STATE OF FLORIDA COUNTY OF NASSAU  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JANUARY, A.D., 2005, BY JACK B. HEALAN, JR., PRESIDENT OF AMELIA ISLAND COMPANY, A DELAWARE CORPORATION, THE SOLE MEMBER OF BRADY POINT PRESERVE 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 HAVE AN OATH AND: (NOTARY MUST CHECK APPLICABLE BOX)

IS/ARE PERSONALLY KNOWN TO ME

PRODUCED A CURRENT DRIVER'S LICENSE AS IDENTIFICATION

*Jana H. Williams*

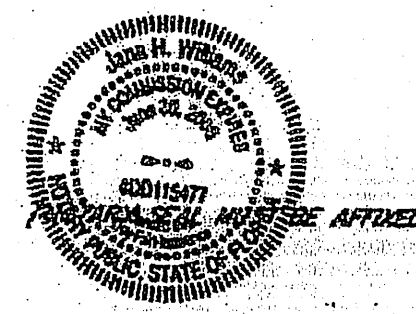
SIGNATURE OF NOTARY

JANA H. WILLIAMS

NAME OF NOTARY (TYPED, PRINTED OR STAMPED)

COMMISSION NUMBER: DD115499

MY COMMISSION EXPIRES: 10-30-06



### 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, PAGE 100, AND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS 20th DAY OF JANUARY, 2005.

*John H. Campbell*  
JOHN H. CAMPBELL  
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 14th DAY OF JANUARY, 2005.

*Stephen D. Davis*  
STEPHEN D. DAVIS  
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 24th DAY OF JANUARY, 2005, A.D., 2005.

*Michael J. Walsh*  
MICHAEL J. WALSH  
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 16th DAY OF JANUARY, 2005, A.D., 2005.

*John K. Babb*  
JOHN K. BABB  
DEPARTMENT OF ENGINEERING SERVICES

### COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS 18th DAY OF JANUARY, 2005, A.D., AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

*William J. Smith*  
WILLIAM J. SMITH  
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 17th DAY OF JANUARY, 2005, A.D., 2005.

*John J. Danner*  
JOHN J. DANNER  
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 19th DAY OF JANUARY, 2005, A.D., 2005.

*William J. Smith*  
WILLIAM J. SMITH  
NASSAU COUNTY CHIEF OF FIRE/RESCUE

### COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID ON, PARCEL IDENTIFICATION NUMBER:  
38-2N-28-0000-0001-0000  
38-2N-28-0000-0003-0060  
38-2N-28-0000-0003-0070  
40-2N-28-0000-0005-0000  
41-2N-28-0000-0001-0000

THROUGH AND INCLUDING THE TAX YEAR 2004.

BY: *Quentin M. Miller*  
QUENTIN M. MILLER  
COUNTY TAX COLLECTOR

DATE: 1-19-05

### CLERK OF THE CIRCUIT COURT

### COMPASS BANK

AN ALABAMA CORPORATION

WITNESS: *Anna Williams*  
ANNA WILLIAMS

PRINT NAME ANNA WILLIAMS

WITNESS: *John Williams*  
JOHN WILLIAMS

PRINT NAME JOHN WILLIAMS

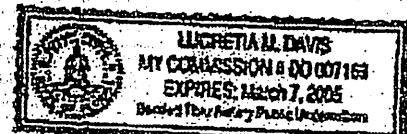
### NOTARY FOR COMPASS BANK

STATE OF FLORIDA

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JANUARY, A.D., 2005, BY *Anna Williams* (TITLE) ON BEHALF OF COMPASS BANK, WHO IS PERSONALLY KNOWN TO ME AND HAS NOT TAKEN AN OATH ON COMPASS BANK

*Lucretia Davis*  
LUCRETIA DAVIS  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:



### 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 TWO", 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.

THE ROAD RIGHT OF WAY DESIGNATED ON THE PLAT AS: "SHELL MIDDEN LANE", AND THOSE TRACTS DESIGNATED AS TRACT "A-1" (OPEN SPACE) AND TRACT "W-1" (WETLAND PRESERVATION), AND THOSE EASEMENTS DESIGNATED HEREON AS: "STORMWATER MANAGEMENT FACILITY/ACCESS/DRAINAGE EASEMENTS", DRAINAGE AND ACCESS EASEMENTS", ARCHEOLOGICAL PRESERVATION EASEMENT", AND "DRAINAGE EASEMENTS", DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS, EXCEPT AS HERINAFTER PROVIDED.

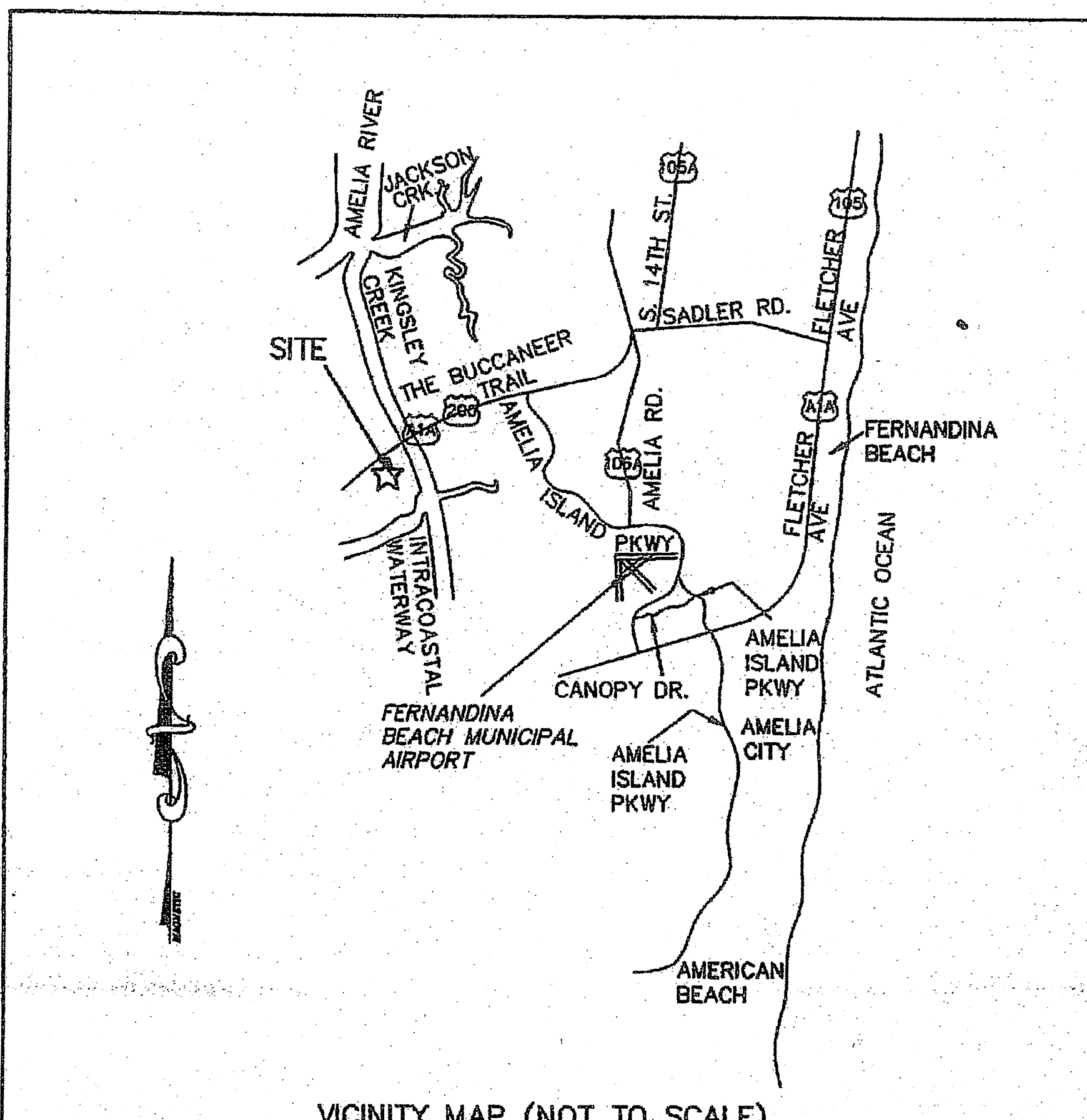
THOSE EASEMENTS DESIGNATED AS "FP&L EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

WATER AND SEWER UTILITIES SHOWN WITHIN THE ROADWAYS AND UNOBSERVED JEA UTILITY EASEMENTS ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

THAT EASEMENT SHOWN AS JEA UTILITY EASEMENT IS RESERVED FOR THE INSTALLATION OF JEA UTILITIES AND IS HEREBY IRREVOCABLY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS.

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 ELECTRICAL 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:  
J & J LAND SURVEYORS, INC.  
Professional Land Surveyors  
5847 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
Phone (904) 346-1738  
Fax (904) 346-1733  
L.B. No. 6661