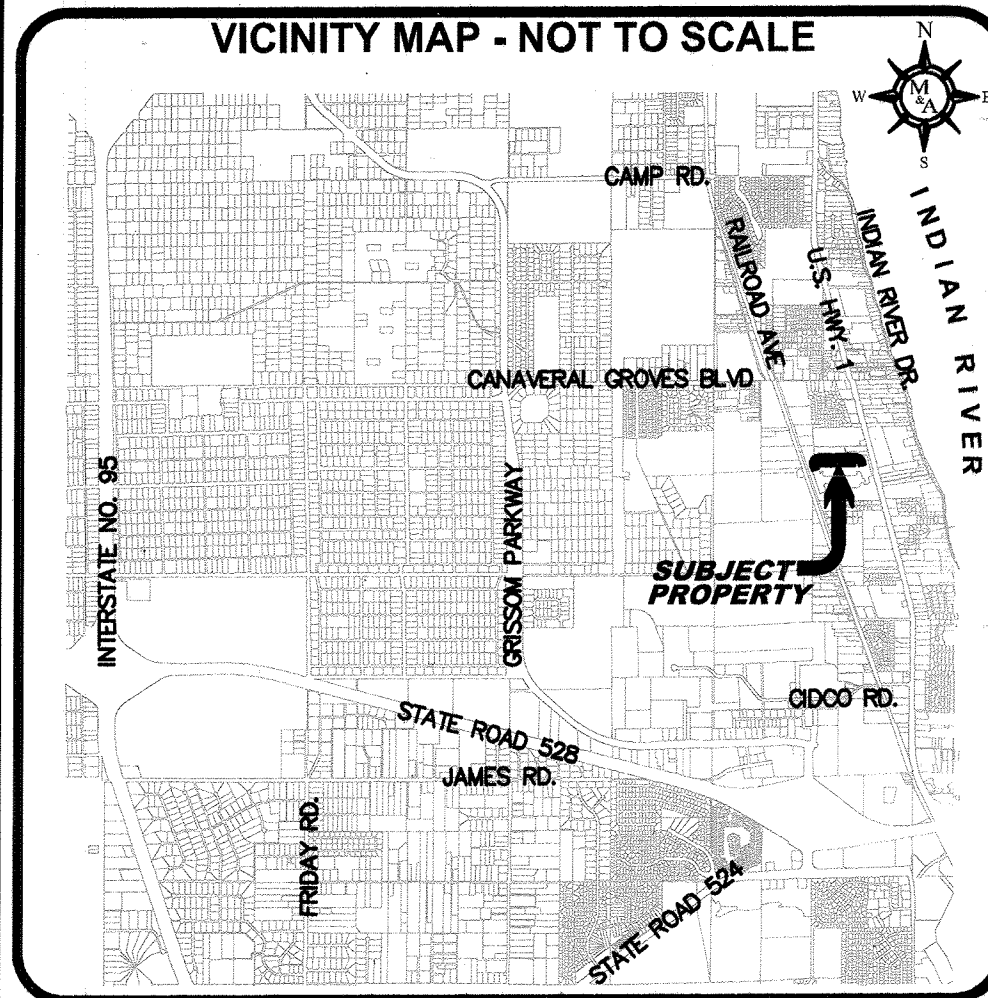


# HICKORY RIDGE - PHASE 4

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



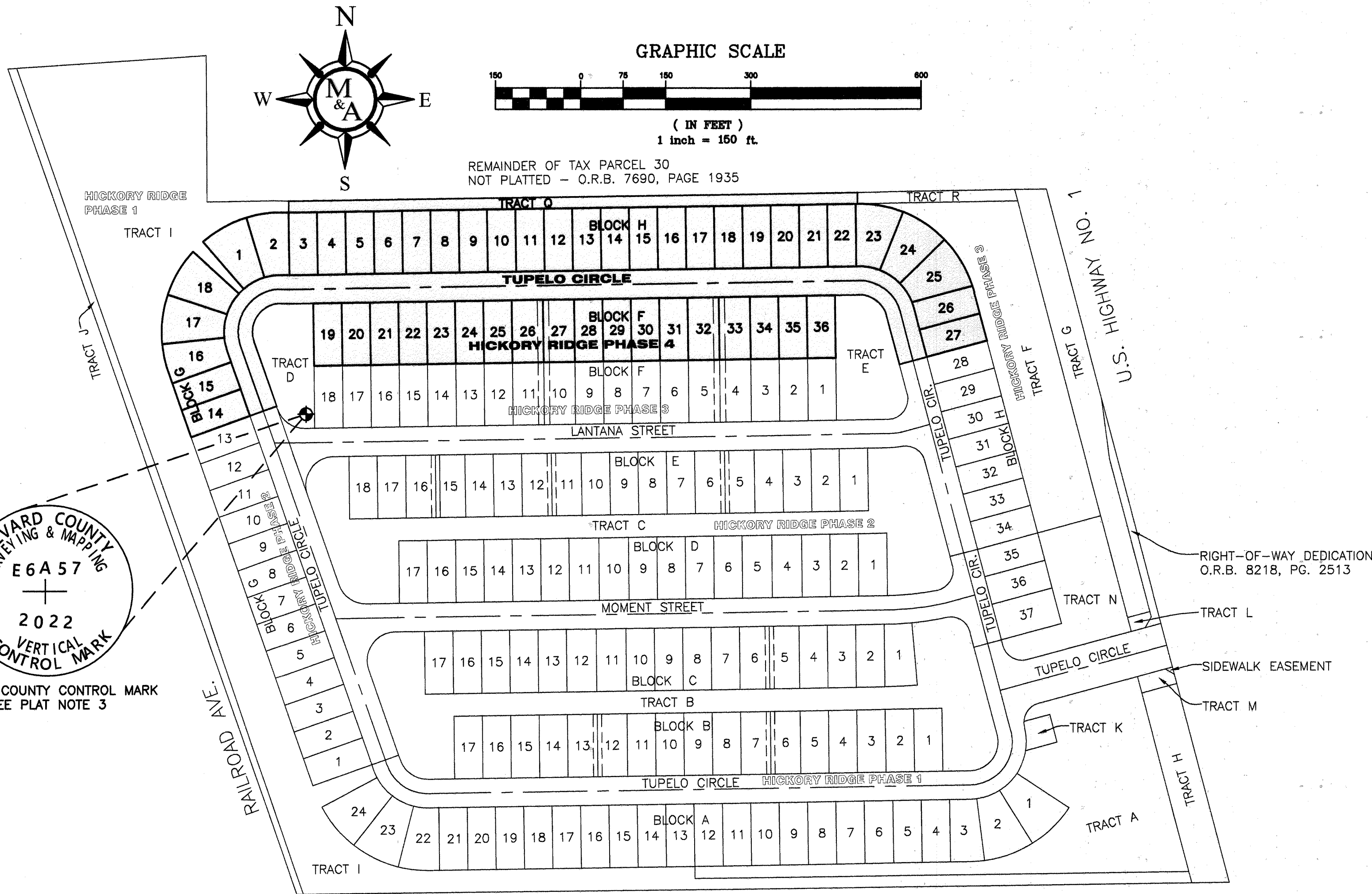
## LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 6 AND RUN N00°29'43"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 A DISTANCE OF 368.69 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7690, PAGE 1935, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N89°07'53"E ALONG SAID SOUTH LINE A DISTANCE OF 143.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE N89°07'53"E ALONG SAID SOUTH LINE A DISTANCE OF 1003.10 FEET TO THE NORTHWEST CORNER OF TRACT R, HICKORY RIDGE PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 78, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN THE FOLLOWING 13 COURSES ALONG THE BOUNDARY OF SAID HICKORY RIDGE PHASE 3: (1) THENCE RUN S00°52'07"E A DISTANCE OF 20.00 FEET TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 210.00 FEET; (2) THENCE FROM A TANGENT BEARING OF N89°07'53"E, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°53'54", AN ARC LENGTH OF 278.18 FEET TO A POINT OF TANGENCY (SAID ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF S52°55'10"E A DISTANCE OF 258.28 FEET); (3) THENCE S14°58'13"E A DISTANCE OF 88.69 FEET; (4) THENCE S75°01'47"W A DISTANCE OF 160.00 FEET; (5) N14°58'13"W A DISTANCE OF 88.69 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; (6) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°53'54", AN ARC LENGTH OF 66.23 FEET TO A POINT OF TANGENCY; (7) THENCE S89°07'53"W A DISTANCE OF 41.52 FEET; (8) THENCE S00°52'07"E A DISTANCE OF 110.00 FEET; (9) THENCE S89°07'53"W A DISTANCE OF 920.00 FEET; (10) THENCE N00°52'07"W A DISTANCE OF 110.00 FEET; (11) THENCE S89°07'53"W A DISTANCE OF 58.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; (12) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°40'01", AN ARC LENGTH OF 94.83 FEET TO A POINT OF TANGENCY; (13) THENCE S19°32'08"E A DISTANCE OF 121.27 FEET TO AN INTERSECTION WITH HICKORY RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 8, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S70°27'52"W ALONG SAID PLAT A DISTANCE OF 160.00 FEET TO AN INTERSECTION WITH HICKORY RIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 23, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN THE FOLLOWING 8 COURSES ALONG THE BOUNDARY OF SAID HICKORY RIDGE PHASE 1: (1) N19°32'08"W A DISTANCE OF 121.27 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 210.00 FEET; (2) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°53'23", AN ARC LENGTH OF 226.84 FEET; (3) THENCE RUN S47°38'45"E A DISTANCE OF 110.00 FEET TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; (4) THENCE FROM A TANGENT BEARING OF N42°21'15"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°41'28", AN ARC LENGTH OF 11.68 FEET (SAID ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF N45°41'58"E, AND A CHORD LENGTH OF 11.67 FEET); (5) THENCE RUN N40°57'18"W A DISTANCE OF 110.00 FEET TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 210.00 FEET; (6) THENCE FROM A TANGENT BEARING OF N49°02'42"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°05'11", AN ARC LENGTH OF 146.92 FEET (SAID ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF N69°05'18"E, AND A CHORD LENGTH OF 143.95 FEET) TO A POINT OF TANGENCY; (7) THENCE RUN N89°07'53"E A DISTANCE OF 16.63 FEET; (8) THENCE N00°52'07"W A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF OFFICIAL RECORDS BOOK 7690, PAGE 1935, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING: 8.793 ACRES, MORE OR LESS.

## PHASE 4 KEY MAP



## PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983, READJUSTED IN 1990. THE MONUMENTATION UTILIZED IS BREVARD COUNTY "GPS ZACK" AND BREVARD COUNTY "95 73 A84" WHICH BEARS N77°21'33"E.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTERS 177.091(8) AND 177.091(9).
- BREVARD COUNTY VERTICAL CONTROL MARK E6A57 IS LOCATED WITHIN HICKORY RIDGE - PHASE 3 (PLAT BOOK 70, PAGE 78), TRACT D. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- LANDS PLATTED SHOWN HEREON ARE SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AND ALL OTHER MATTERS RECORDED IN O.R.B. 8448, PAGE 1731, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE H.O.A. ("HICKORY RIDGE ASSOCIATION OF BREVARD, INC.") SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL COMMON AREAS INCLUDING STORMWATER MANAGEMENT, AND AMENITY IMPROVEMENTS, LANDSCAPE, IRRIGATION, DRAINAGE, BUFFERS, WALLS, OR FENCES, AND STORMWATER MANAGEMENT FACILITIES LOCATED IN COMMON TRACT "Q".
- BREVARD COUNTY NOTES:
  - AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS, AND EMERGENCY MAINTENANCE.
  - EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREAS MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT.
  - ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.) TO MAINTAIN.
  - NOTWITHSTANDING OTHER PROVISIONS HEREIN, THE VOTE OF 50 PERCENT PLUS ONE OF THE LOT OWNERS SHALL CONSTITUTE A DEDICATION OF THE COMMON AREA TO THE COUNTY; AN ADOPTION OF A MUNICIPAL SERVICE BENEFIT UNIT ORDINANCE TO PROVIDE MAINTENANCE TO THE COMMON AREA SHALL BE DEEMED ACCEPTANCE OF THE DEDICATION TO THE COUNTY.
- ALL ELECTRIC, GAS, TELEPHONE, AND TV CABLE UTILITIES SHALL BE UNDERGROUND.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL 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 PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- "TREE PRESERVATION AREAS" SHALL MEAN THOSE TRACTS OR EASEMENTS DESIGNATED FOR PERPETUAL PRESERVATION OF EXISTING NATURAL CONDITIONS. TRACT "Q" IS A TREE PRESERVATION AREA THAT IS RESERVED FOR THE PRESERVATION AND PROTECTION OF TREE CANOPY. THIS TRACT SHALL BE OWNED AND MAINTAINED BY THE H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.) IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF BREVARD COUNTY. SAID H.O.A. SHALL NOT REMOVE, ALTER, OR DISTURB THE TREE CANOPY LOCATED WITHIN TRACT "Q" WITH THE EXCEPTION OF THE REMOVAL OF SELECTED DEAD OR DISEASED VEGETATION POSING A RISK TO THE PUBLIC SAFETY OF RESIDENTS OR FOR THE REMOVAL OF NON-NATIVE INVASIVE PLANTS IN ACCORDANCE WITH BREVARD COUNTY CODE. REMOVED CANOPY, FOR ANY REASON, SHALL BE REPLACED WITH IN-KIND CANOPY.
- A 10 FEET IN WIDTH EASEMENT IS HEREBY DEDICATED AND CONVEYED ON THE FRONT OF ALL TRACTS AND LOTS PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS OF WAY FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES.
- ALL DRAINAGE AND STORMWATER INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.).
- PRIVATE TRACTS & EASEMENTS DEDICATED TO HICKORY RIDGE ASSOCIATION OF BREVARD, INC.:
  - LANDSCAPE PRESERVATION "TRACT Q" IS HEREBY DEDICATED AND CONVEYED TO THE H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.).
  - THE PRIVATE DRAINAGE EASEMENTS ENCUMBERING LOT 26, BLOCK F; LOT 27, BLOCK F; LOT 32, BLOCK F; LOT 33, BLOCK F; ARE HEREBY DEDICATED AND CONVEYED TO THE H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.).
- FOR JOINDERS IN DEDICATION SEE O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ENCUMBRANCES SHOWN ON THE OPINION OF TITLE DATED JUNE 10, 2022, PREPARED BY THE LAW OFFICES OF CANTWELL & GOLDMAN, P.A. ARE AS FOLLOWS: MORTGAGE RECORDED MARCH 9, 2020, IN OFFICIAL RECORDS BOOK 8685, PAGE 2112, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH AN ASSIGNMENT OF LEASE, RENTS AND OTHER PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8685, PAGE 2137, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (COLLECTIVELY, "MORTGAGE").

RESTRICTIONS PER SAID TITLE OPINION (ALL BEING BLANKET IN NATURE, NON PLOTTABLE):

- BINDING DEVELOPMENT PLAN RECORDED JULY 26, 2017, IN OFFICIAL RECORDS BOOK 7946, PAGE 389.
- NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED OCTOBER 5, 2017, IN OFFICIAL RECORDS BOOK 7997, PAGE 2279.
- CITY OF COCOA ANNEXATION AGREEMENT RECORDED MARCH 6, 2018, IN OFFICIAL RECORDS BOOK 8107, PAGE 249.

15. ALL LOT LINES IN CURVILINEAR LOTS ARE RADIAL UNLESS DESIGNATED NR (NON-RADIAL).

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2  
SECTION 6, TOWNSHIP 24 SOUTH, RANGE 36 EAST

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE LIMITED LIABILITY COMPANY NAMED BELOW, THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

### HICKORY RIDGE - PHASE 4

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED IN THE PLAT NOTES AND HEREBY DEDICATES AND CONVEYS THE RIGHTS-OF-WAY FOR TUPELO CIRCLE AND ALL PUBLIC UTILITY EASEMENTS TO BREVARD COUNTY. NO OTHER EASEMENTS ARE HEREBY DEDICATED OR GRANTED TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE PLAT NOTES. IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON BE OWNED AND MAINTAINED PRIVATELY OR BY THE HICKORY RIDGE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THE DATE SET FORTH BELOW SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS 1: Donald Day PRINT NAME  
WITNESS 2: Sheila Blumauer PRINT NAME

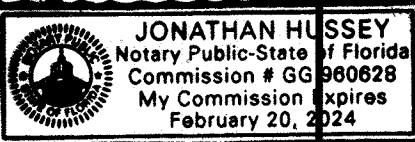
STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, THAT ON August 16, 2022  
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE  
ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID,  
PERSONALLY APPEARED: DANNY DUKE

BY: DANNY DUKE, AS AUTHORIZED REPRESENTATIVE AND  
MANAGER

RESPECTIVELY AS AUTHORIZED REPRESENTATIVE AND MANAGER  
OF GRANITE PROPERTY DEVELOPMENT, INC., A FLORIDA  
CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS  
PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION,  
THIS 16th DAY OF Aug 2022 BY DANNY DUKE

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 2/20/2024  
COMMISSION NO. GA 96628



## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED,  
BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER,  
DOES HEREBY CERTIFY THAT ON JULY 6, 2022 HE COMPLETED  
THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE  
FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER  
HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT  
COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER  
177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE  
SECTION 62-2841 (C)(D), AND THAT PERMANENT REFERENCE  
MONUMENTS ("P.R.M.") HAVE BEEN PLACED AS REQUIRED  
BY LAW.

CHRISTOPHER S. BOWERS, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5990  
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.  
504 N. HARBOR CITY BLVD.  
MELBOURNE, FLORIDA 32935  
FLORIDA CORPORATE CERTIFICATE NO. 7040

## CERTIFICATE OF REVIEWING SURVEYOR FOR BREVARD COUNTY

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT  
AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART  
1, FLORIDA STATUTES AND BREVARD COUNTY ORDINANCE  
62-2841 (C)(D).

MICHAEL J. SWEENEY  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 4870

## CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY  
COMMISSIONERS HEREBY ACCEPTS PUBLIC RIGHTS-OF-WAY OF  
TUPELO CIRCLE AND PUBLIC UTILITY EASEMENTS DEDICATED FOR  
PUBLIC USE ON THIS PLAT.

KRISTINE ZONKA, CHAIR  
CLERK OF THE BOARD

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

ATTEST:  
THIS IS TO CERTIFY, THAT ON  
THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY,  
FLORIDA APPROVED THE FOREGOING PLAT.

KRISTINE ZONKA, CHAIR  
CLERK OF THE BOARD

## CERTIFICATE OF CLERK

THIS IS TO CERTIFY, THAT I HAVE EXAMINED THE FOREGOING  
PLAT, AND FIND THAT IT COMPLIES IN FORM WITH ALL THE  
REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES  
AND WAS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_ FILE NO. \_\_\_\_\_

RACHEL M. SADOFF  
CLERK OF THE CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA

TRACT	TRACT USE	OWNERSHIP & MAINTENANCE ENTITY	AREA
Q	LANDSCAPE PRESERVATION	H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.)	0.461 AC

DESIGNATION	PID	NORTHING	N METERS	EASTING	E METERS	N. LATITUDE	W. LATITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
GPS ZACK	DG8709	1490381.74	454268.3544	733166.39	223469.1157	28°26'00.53457"	80°45'37".49932"	0.99995154	(+) 0°06'50.7"
95 73 A84	AK2111	1489947.72	454136.0651	731231.28	222879.2941	28°25'56.27482"	80°45'59.18445"	0.99995048	(+) 0°06'40.3"
VIERA	FLVR	1422460.369	433566.7876	740758.388	225783.608	28°14'47.85298"	80°44'14.11560"	0.99995033	(+) 0°06'44.6"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SECTION CORNER WERE COMPUTED USING AUTODESK CIVIL3D, A PROJECT SCALE FACTOR OF 0.9999541 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE COORDINATES AND DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES EXPRESSED ARE IN U.S. SURVEY FEET.

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 PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

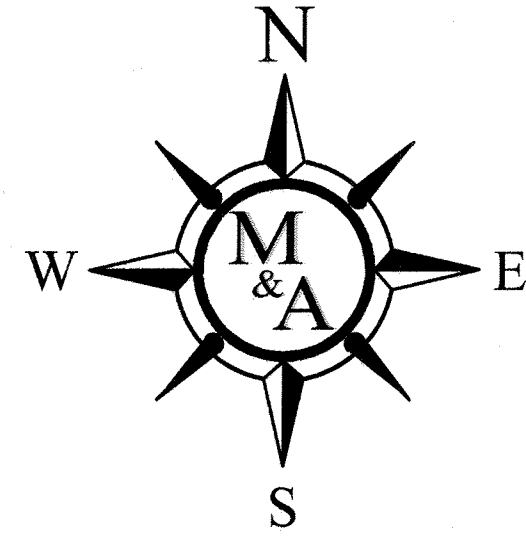
Prepared By:  
**MORGAN & Associates**  
Consulting Engineers, Inc.  
504 N. Harbor City Blvd. Melbourne, FL 32935  
Phone (321) 751-6088 Fax (321) 751-6089  
L.B. # 7040  
Drawn By: JTH Checked By: Christopher S. Bowers



# HICKORY RIDGE - PHASE 4

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

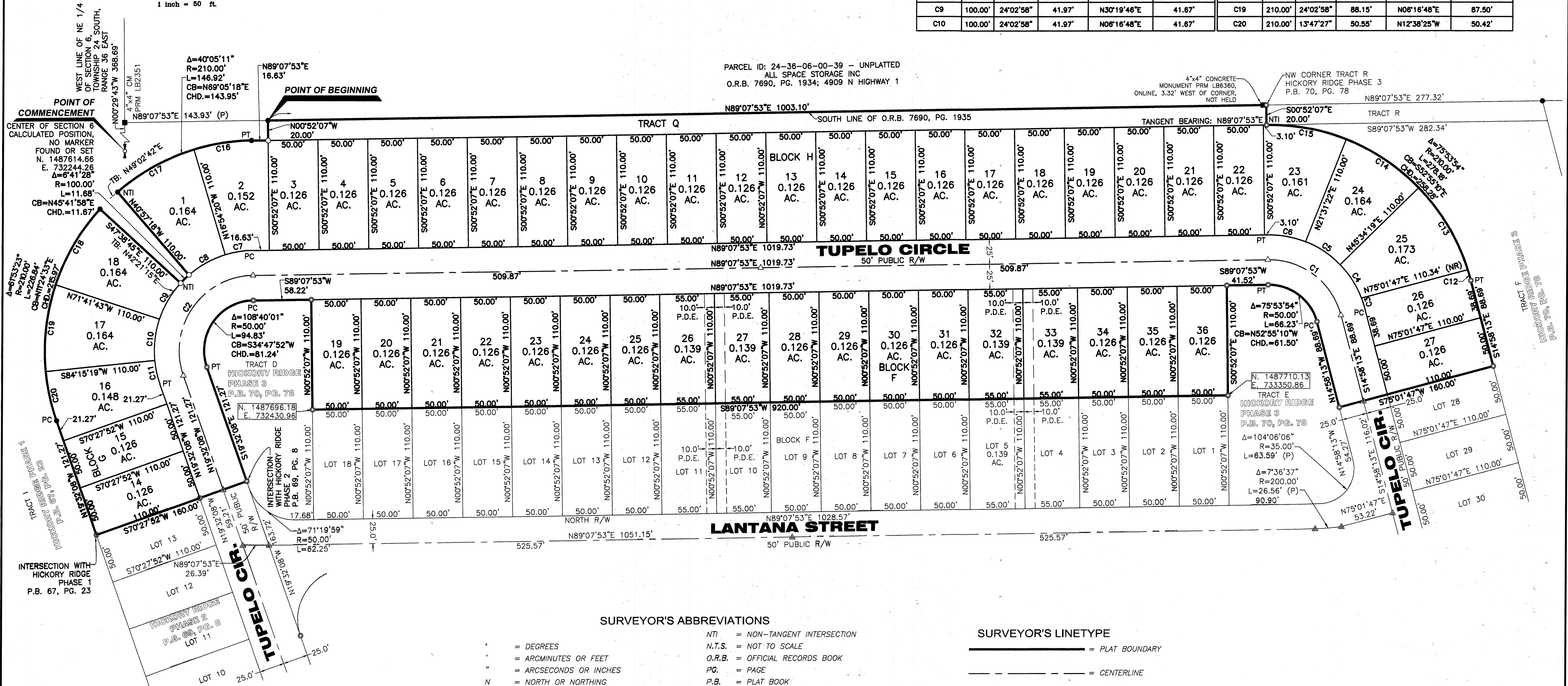
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2  
SECTION 6, TOWNSHIP 24 SOUTH, RANGE 36 EAST



GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

CURVE TABLE					CURVE TABLE				
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE NO.	RADIUS	DELTA	ARC LENGTH
C1	75.00'	75°53'54"	99.35'	S52°55'10"E	92.24'	C11	100.00'	13°47'27"	24.07'
C2	75.00'	108°40'01"	142.24'	N34°47'52"E	121.86'	C12	210.00'	3°05'14"	11.32'
C3	100.00'	6°29'38"	11.33'	N18°13'03"W	11.33'	C13	210.00'	26°22'13"	96.85'
C4	100.00'	22°57'49"	40.08'	N32°56'46"W	39.81'	C14	210.00'	24°02'58"	88.15'
C5	100.00'	24°02'58"	41.97'	N56°27'09"W	41.67'	C15	210.00'	22°23'29"	82.07'
C6	100.00'	22°23'29"	39.08'	N79°40'23"W	38.83'	C16	210.00'	16°02'13"	58.78'
C7	100.00'	16°02'13"	27.99'	N81°06'46"E	27.90'	C17	210.00'	24°02'58"	88.15'
C8	100.00'	24°02'58"	41.97'	N81°04'11"E	41.67'	C18	210.00'	24°02'58"	88.15'
C9	100.00'	24°02'58"	41.97'	N30°19'46"E	41.67'	C19	210.00'	24°02'58"	88.15'
C10	100.00'	24°02'58"	41.97'	N06°16'48"E	41.67'	C20	210.00'	13°47'27"	50.55'



## SURVEYOR'S ABBREVIATIONS

° = DEGREES  
' = ARC MINUTES OR FEET  
\" = ARC SECONDS OR INCHES  
N = NORTH OR NORTHING  
E = EAST OR EASTING  
S = SOUTH  
W = WEST  
(P) = PLAT  
Δ = DELTA OR CENTRAL ANGLE OF CURVE  
AC. = ACRES  
C = CENTERLINE  
CB = CHORD BEARING  
CHD. = CHORD LENGTH  
CIR. = CIRCLE  
CM = CONCRETE MONUMENT  
ESMT. = EASEMENT  
H.O.A. = HOME OWNERS' ASSOCIATION  
ID = IDENTIFICATION  
INC. = INCORPORATION  
L = ARC LENGTH  
LB = LICENSED BUSINESS

NTI = NON-TANGENT INTERSECTION  
N.T.S. = NOT TO SCALE  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
P.B. = PLAT BOOK  
PC = POINT OF CURVATURE  
PCC = POINT OF COMPOUND CURVATURE  
PCP = PERMANENT CONTROL POINT  
P.D.E. = PRIVATE DRAINAGE EASEMENT  
PI = POINT OF INTERSECTION  
PLS = PROFESSIONAL LAND SURVEYOR  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.R. = POINT OF REVERSE CURVATURE  
PRM = PERMANENT REFERENCE MONUMENT  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
PT = POINT OF TANGENCY  
R = RADIUS  
R/W = RIGHT-OF-WAY  
R/W = RIGHT-OF-WAY  
TB = TANGENT BEARING  
TYP. = TYPICAL

## SURVEYOR'S LINETYPE

————— = PLAT BOUNDARY  
————— = CENTERLINE  
————— = EASEMENT

## SURVEYOR'S LEGEND

● = CENTER OF SECTION, MARKED AS NOTED  
■ = FOUND 4\"x4\" CONCRETE MONUMENT, MARKED: \"PRM LB 6360\"  
● = FOUND 5/8\" IRON ROD & CAP, MARKED: \"HORIZON PRM LB 6360\"  
● = FOUND 5/8\" IRON ROD & CAP, MARKED: \"PRM PSM 5990\"  
● = FOUND NAIL & DISK, MARKED: \"PCP PSM 5990\"  
○ = SET 5/8\" IRON ROD & CAP, MARKED: \"PRM PSM 5990\"  
△ = SET NAIL & DISK, MARKED: \"PCP PSM 5990\"  
— = BREAKLINE  
NOTE: SET 5/8\" IRON ROD & CAP, MARKED: \"M&A LB 7040\"  
FOR THE REMAINDER OF ALL LOT CORNERS & TRACT CORNERS NOT BEARING A PERMANENT REFERENCE MONUMENT

Prepared By:  
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