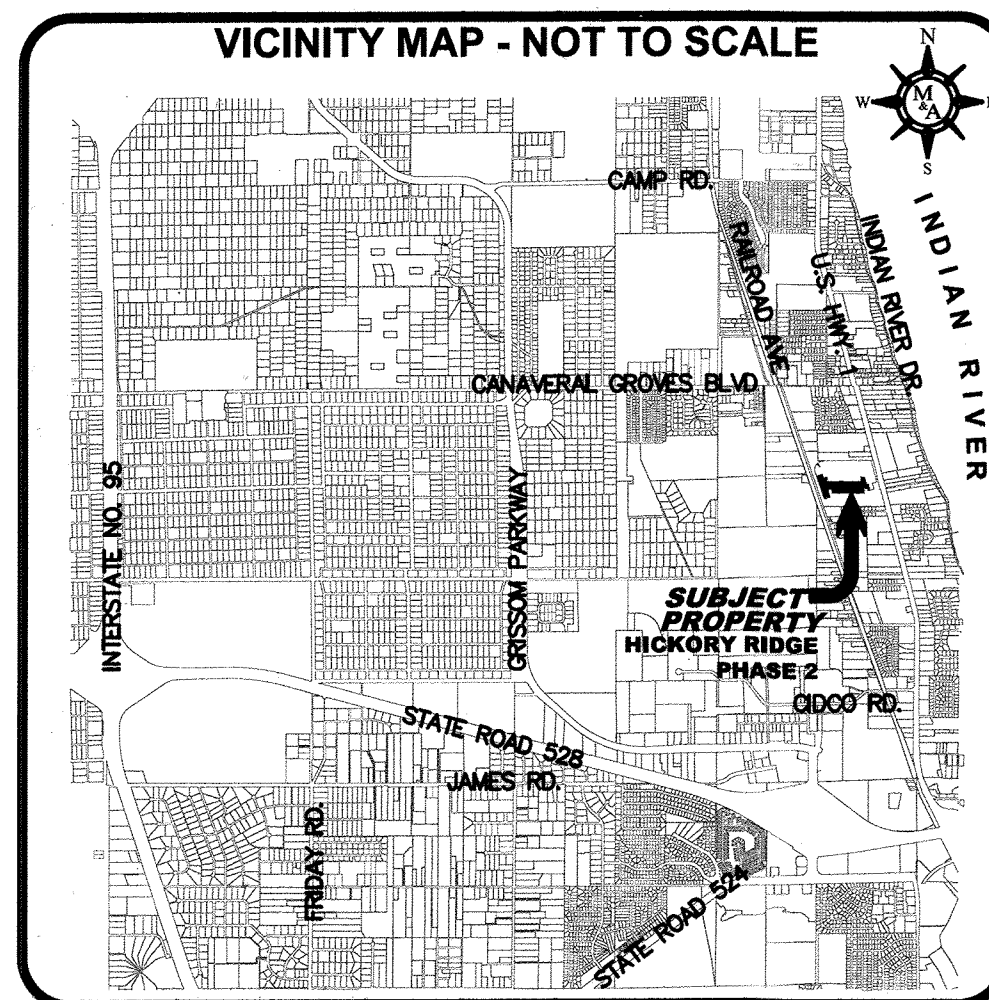


HICKORY RIDGE - PHASE 2

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



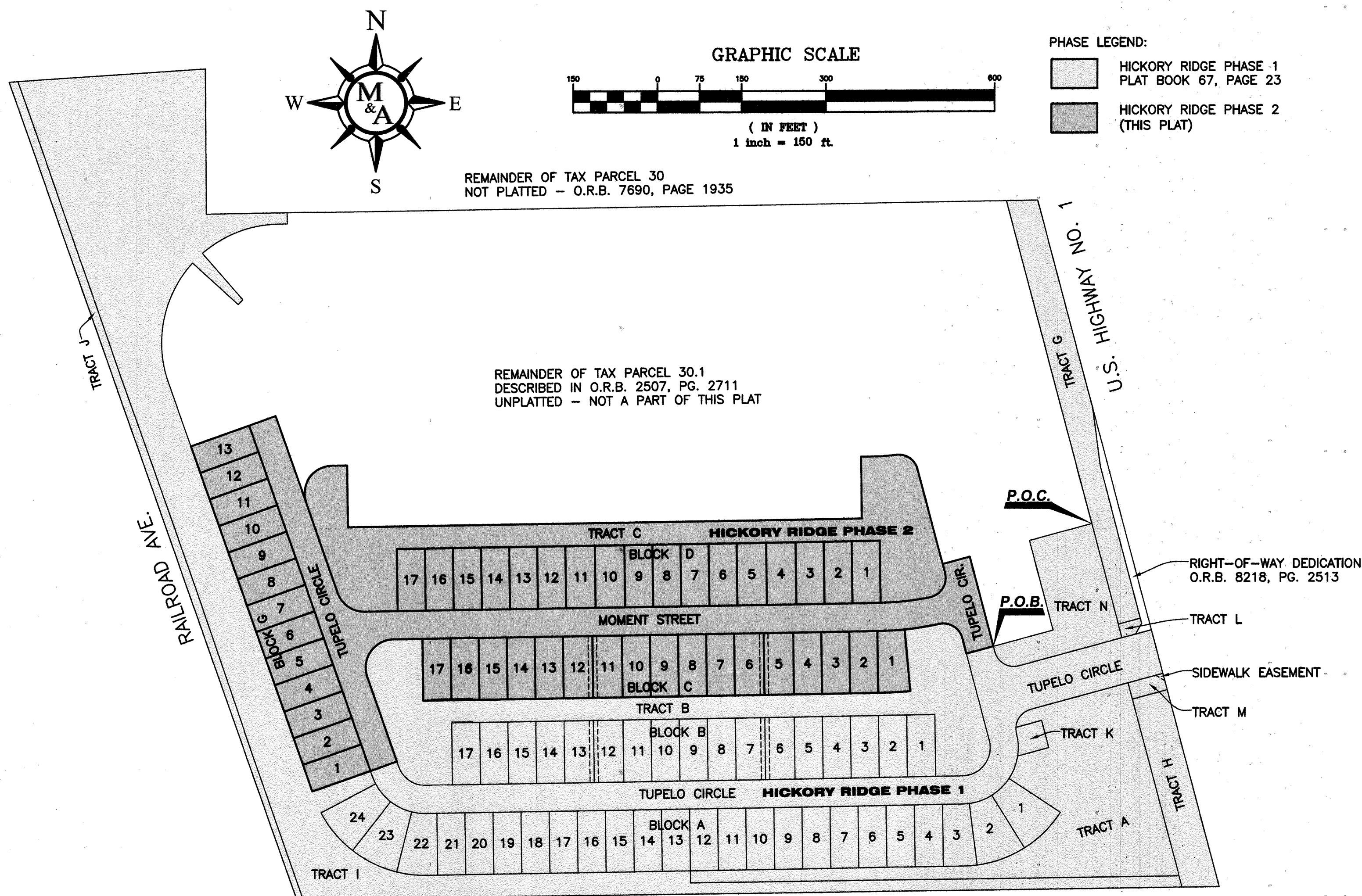
LEGAL DESCRIPTION:

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 NORTHEAST CORNER OF TRACT N, PLAT OF HICKORY RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 67, PAGE 23. PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S75°01'47"W ALONG THE NORTHERLY LINE OF TRACT N OF SAID PLAT A DISTANCE OF 115.00 FEET; THENCE S14°58'13"E A DISTANCE OF 165.00 FEET; THENCE S75°01'47"W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL (SAID POINT BEING THE INTERSECTION OF THE NORTHERLY LINE OF TRACT N OF SAID PLAT WITH THE EASTERLY RIGHT-OF-WAY OF TUPELO CIRCLE, A PUBLIC RIGHT-OF-WAY 50 FEET IN WIDTH ACCORDING TO SAID PLAT):

THENCE CONTINUE S75°01'47"W A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF TUPELO CIRCLE; THENCE N14°58'13"W A DISTANCE OF 28.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°02'38" AN ARC LENGTH OF 53.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 535.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°38'48" AN ARC LENGTH OF 62.06 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE RUN S05°22'04"E A DISTANCE OF 110.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 645.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°29'57" AN ARC LENGTH OF 50.65 FEET (SAID ARC SUBTENDED BY A CHORD BEARING OF S86°52'55"W, AND A CHORD LENGTH OF 50.64 FEET) TO THE POINT OF TANGENCY; THENCE RUN S89°07'53"W A DISTANCE OF 816.43 FEET; THENCE N05°52'07"W A DISTANCE OF 110.00 FEET; THENCE S89°07'53"W A DISTANCE OF 51.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; 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 THE POINT OF TANGENCY; THENCE S19°32'08"E A DISTANCE OF 159.07 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF TUPELO CIRCLE, A PUBLIC RIGHT-OF-WAY 50 FEET IN WIDTH, AS RECORDED IN SAID PLAT; THENCE RUN S70°27'52"W A DISTANCE OF 160.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF TRACT I OF SAID PLAT OF HICKORY RIDGE PHASE 1; THENCE RUN N19°32'08"W ALONG SAID EASTERLY LINE OF TRACT I A DISTANCE OF 650.00 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN N70°27'52"E A DISTANCE OF 160.00 FEET; THENCE S19°32'08"E A DISTANCE OF 163.72 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°40'01" AN ARC LENGTH OF 94.83 FEET (SAID ARC SUBTENDED BY A CHORD BEARING OF N34°47'52"E AND A CHORD LENGTH OF 81.24 FEET) TO THE POINT OF TANGENCY; THENCE RUN N89°07'53"E A DISTANCE OF 26.52 FEET; THENCE S00°52'07"E A DISTANCE OF 110.00 FEET; THENCE N89°07'53"E A DISTANCE OF 915.00 FEET; THENCE N00°52'07"W A DISTANCE OF 110.00 FEET; THENCE N89°07'53"E A DISTANCE OF 31.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°36'37" AN ARC LENGTH OF 29.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°30'31" AN ARC LENGTH OF 51.01 FEET TO THE POINT OF TANGENCY; THENCE RUN S14°58'13"E A DISTANCE OF 174.36 FEET; THENCE N75°01'47"E A DISTANCE OF 50.00 FEET; THENCE S14°58'13"E A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.199 ACRES, MORE OR LESS.

PHASE 2 KEY MAP



REMAINDER OF TAX PARCEL 30.1
DESCRIBED IN O.R.B. 2507, PG. 2711
UNPLATTED - NOT A PART OF THIS PLAT

REMAINDER OF TAX PARCEL 30
NOT PLATTED - O.R.B. 7690, PAGE 1935

PLAT NOTES:

- THE 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 "195 73 A84" WHICH BEARS N77°21'33"E.
- BREVARD COUNTY VERTICAL CONTROL MARK E6A56 IS LOCATED WITHIN THE LIMITS OF HICKORY RIDGE PHASE 1 PLAT (PLAT BOOK 63, PAGE 23). FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTERS 177.091(8) AND 177.091(9).
- 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, SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, BUFFERS, WALLS, OR FENCES, AND STORMWATER MANAGEMENT FACILITIES LOCATED IN COMMON TRACT "C".
- 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 "C" 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 C 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 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 DRAINAGE & STORMWATER / RECREATION "TRACT C" IS 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 JANUARY 18, 2021, 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")

A. NOTICE OF COMMENCEMENT RECORDED ON FEBRUARY 24, 2020, IN OFFICIAL RECORDS BOOK 8672, PAGE 497, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

RESTRICTIONS PER SAID TITLE OPINION:

- BINDING DEVELOPMENT PLAN RECORDED JULY 26, 2017, IN OFFICIAL RECORDS BOOK 7946, PAGE 389.
- BINDING DEVELOPMENT PLAN RECORDED JULY 26, 2017, IN OFFICIAL RECORDS BOOK 7946, PAGE 490.
- CITY OF COCOA ANNEXATION AGREEMENT RECORDED MARCH 6, 2018, IN OFFICIAL RECORDS BOOK 8107, PAGE 249.
- NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED OCTOBER 5, 2017, IN OFFICIAL RECORDS BOOK 7997, PAGE 2279.

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

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"
195 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 0.99995411 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.

TRACT	TRACT USE	OWNERSHIP & MAINTENANCE ENTITY	AREA
C	PRIVATE DRAINAGE STORMWATER / RECREATION	H.O.A. (HICKORY RIDGE ASSOCIATION OF BREVARD, INC.)	1.991 AC

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 2

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, MOMENT STREET, 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:

WITNESSES: Shea Blumauer (SHEA BLUMAUER) (SHEA BLUMAUER)
WITNESS 2: Shea Blumauer (SHEA BLUMAUER) (SHEA BLUMAUER)

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON JANUARY 20, 2021
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE
ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID,
PERSONALLY APPEARED:

BY: DANNY DUKE
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 A PHYSICAL PRESENCE OR ONLINE NOTARIZATION,
THIS 20 DAY OF JANUARY 2021 BY DANNY DUKE

NOTARY PUBLIC,
STATE OF FLORIDA
MY COMMISSION EXPIRES 2/10/2022
COMMISSION NO. 6690628

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 JANUARY 18, 2021 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.s"), PERMANENT
CONTROL POINTS ("P.C.P.s") AND MONUMENTS SHALL BE
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, MOMENT STREET, AND PUBLIC UTILITY
EASEMENTS DEDICATED FOR PUBLIC USE ON THIS PLAT.

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.

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

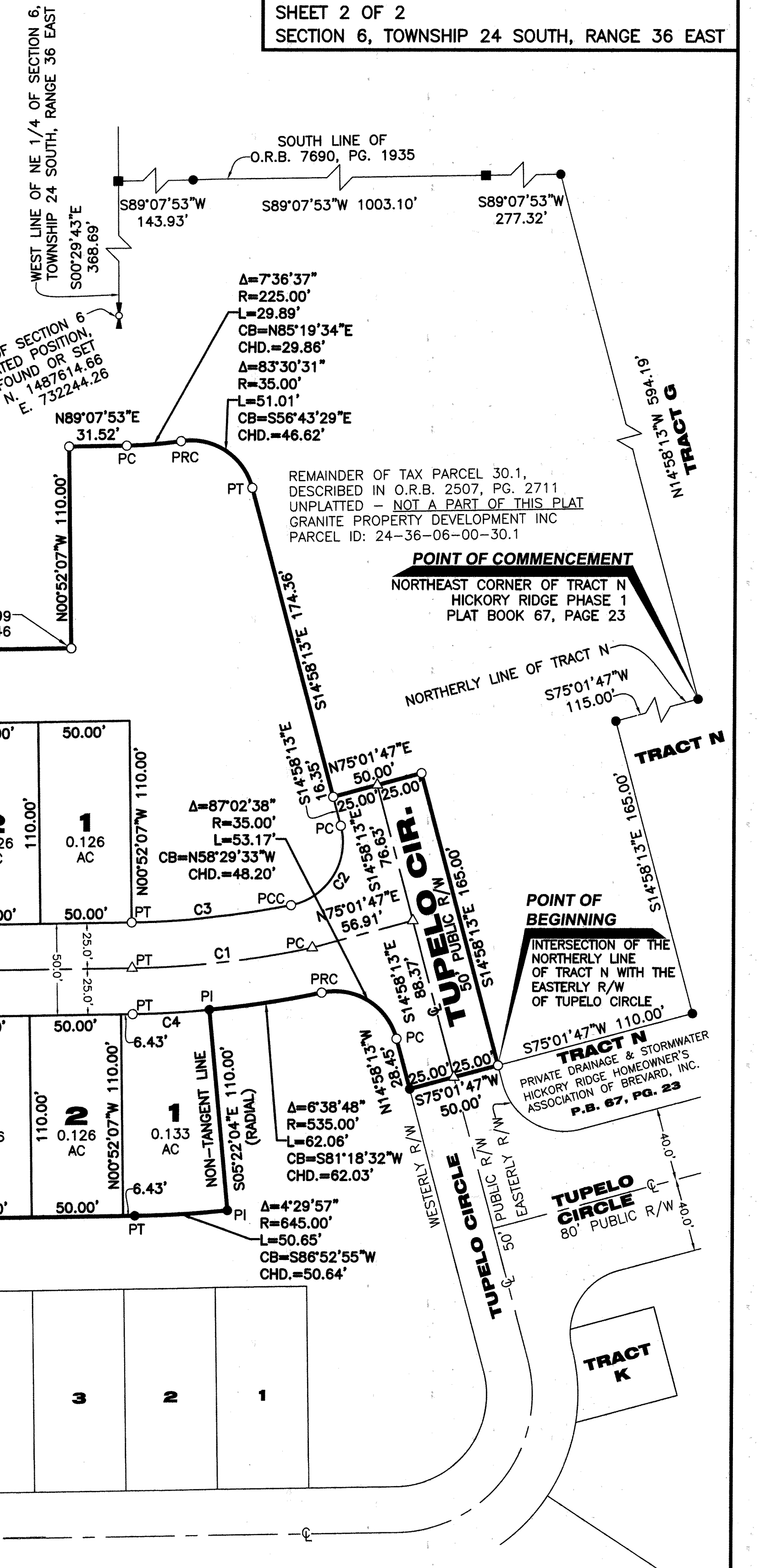
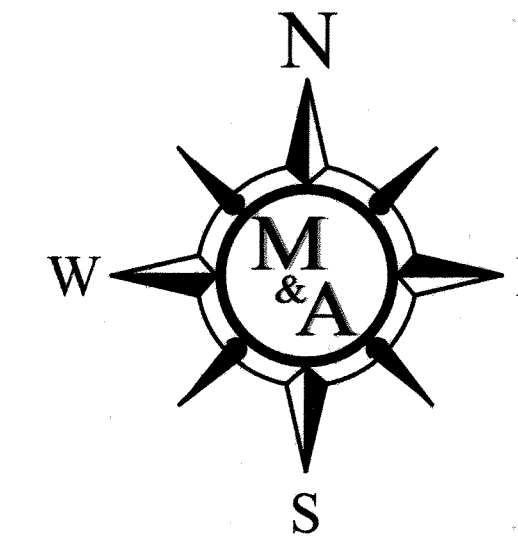
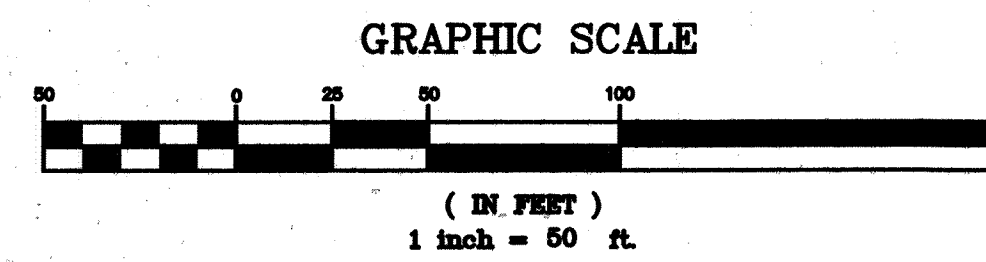
Prepared By:
MORGAN & Associates
Consulting Engineers, Inc.
504 N. Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089
112 E. 70th St.
Drawn By: JTH Checked By: Christopher S. Bowers

HICKORY RIDGE - PHASE 2

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

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	510.00'	11°08'45"	99.21'	N83°33'31"E
C2	35.00'	93°44'43"	57.27'	S31°54'08"W
C3	485.00'	10°21'23"	87.67'	N83°57'11"E
C4	535.00'	4°29'57"	42.01'	S86°52'55"W



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"

○ = 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

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

CL = CENTERLINE

CB = CHORD BEARING

CHD. = CHORD LENGTH

ESMT. = EASEMENT

H.O.A. = HOME OWNERS' ASSOCIATION

ID = IDENTIFICATION

INC. = INCORPORATION

L = ARC LENGTH

LB = LICENSED BUSINESS

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

PRC = POINT OF REVERSE CURVATURE

PRM = PERMANENT REFERENCE MONUMENT

PSM = PROFESSIONAL SURVEYOR & MAPPER

PT = POINT OF TANGENCY

R = RADIUS

R/W = RIGHT-OF-WAY

TYP. = TYPICAL

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