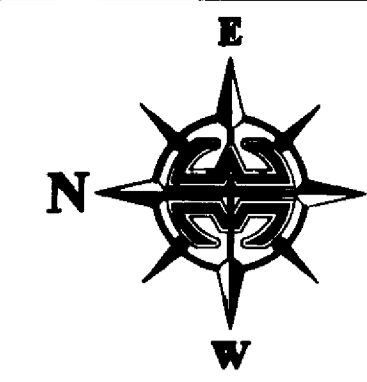
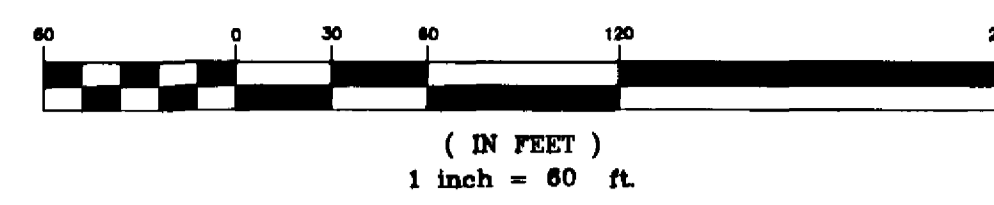


3716 NORTH WICKHAM ROAD, SUITE 3  
 MELBOURNE, FLORIDA 32935-2338  
 PHONE (321) 751-4444 FAX (321) 751-4445  
 PROJECT NUMBER: 203-0518  
 DRAWING NAME: CAPRON RIDGE-PH1.DWG  
 DRAWN BY: EDWARD A. WHYTE  
 CHECKED BY: DANIEL D. GARNER P.S.M. 8189

# CAPRON RIDGE PHASE ONE

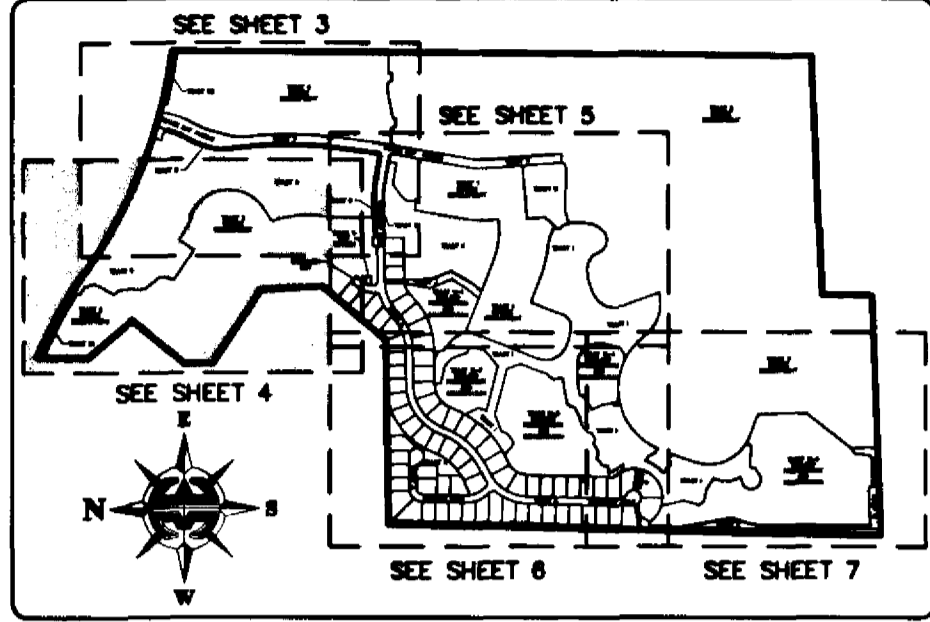
POD "A" AND A PORTION OF POD "C"  
 OF ST. PATRICK PLANNED UNIT DEVELOPMENT  
 BEING A PORTION OF LANDS LYING IN  
 SECTION 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST,  
 SECTION 2, TOWNSHIP 26 SOUTH, RANGE 36 EAST,  
 BREVARD COUNTY, FLORIDA

GRAPHIC SCALE



NOTE:  
 PRIOR TO THE RELEASE OF THE PERFORMANCE BOND,  
 ALL LOT CORNER MONUMENTATION WILL BE SET AS  
 1/2" IRON RODS WITH CAPS MARKED "LB 3608".

KEY MAP  
 (NOT TO SCALE)



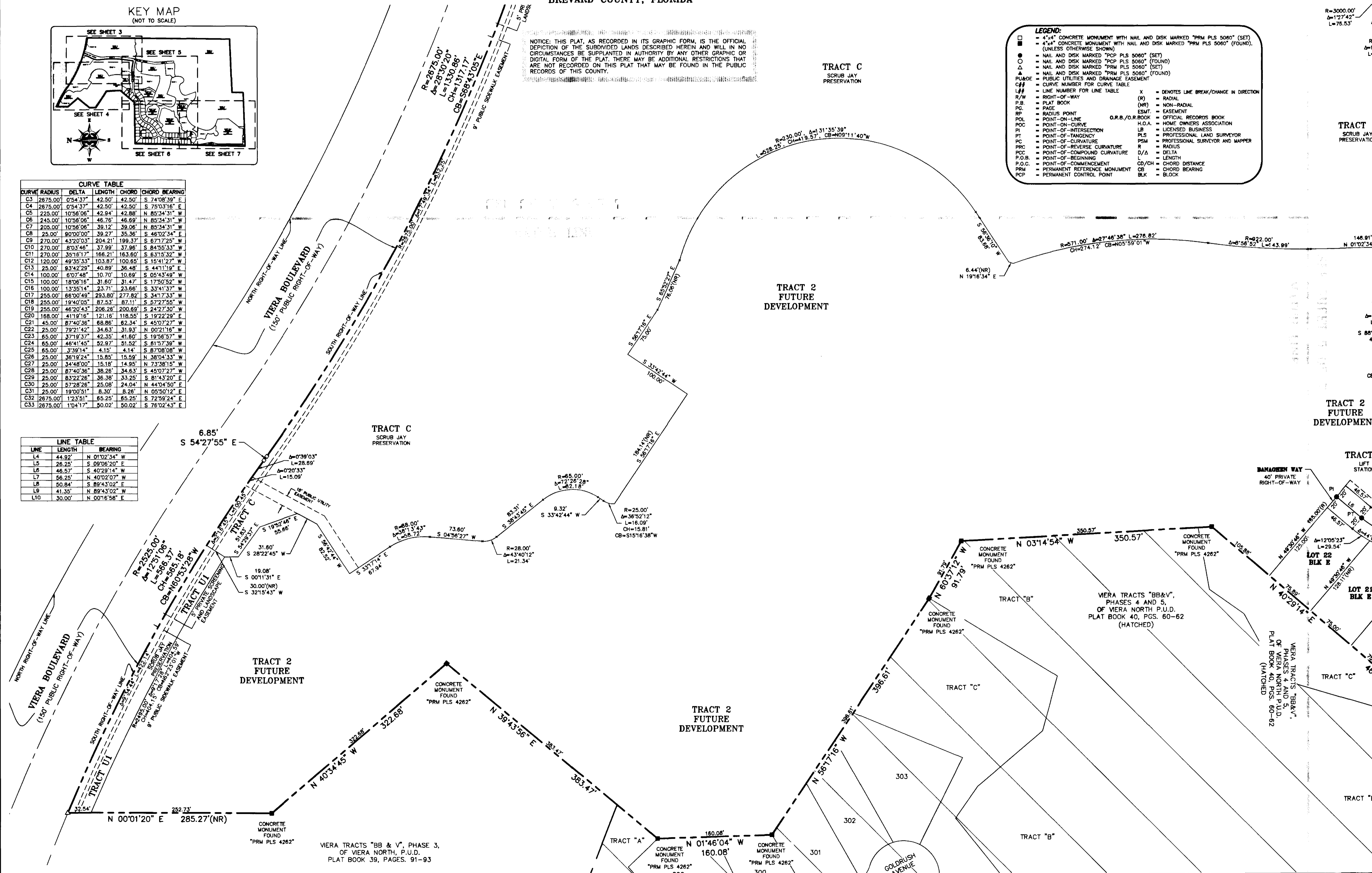
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**LEGEND:**

- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM PLS 5080" (SET)
- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM PLS 5060" (FOUND)
- (UNLESS OTHERWISE SHOWN)
- = NAIL AND DISK MARKED "PCP PLS 5060" (SET)
- = NAIL AND DISK MARKED "PCP PLS 5060" (FOUND)
- △ = NAIL AND DISK MARKED "PRM PLS 5080" (SET)
- ▲ = NAIL AND DISK MARKED "PRM PLS 5080" (FOUND)
- = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- C# = CURVE NUMBER FOR CURVE TABLE
- L# = LINE NUMBER FOR LINE TABLE
- R/W = RIGHT-OF-WAY (R) = RADIAL
- P.B. = PLAT BOOK (NR) = NON-RADIAL
- PC = PACE
- RP = RADIUS POINT
- POL = POINT-ON-LINE
- POC = POINT-ON-CURVE
- PI = POINT-OF-INTERSECTION
- PT = POINT-OF-TANGENCY
- PC = POINT-OF-CURVATURE
- PRC = POINT-OF-REVERSE CURVATURE
- PCC = POINT-OF-COMPOUND CURVATURE
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- X = DENOTES LINE BREAK/CHANGE IN DIRECTION
- (R) = RADIAL
- (NR) = NON-RADIAL
- ESMT = EASEMENT
- O.R.B./O.R. = OFFICIAL RECORDS BOOK
- H.O.A. = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- D/A = DELTA
- L = LENGTH
- CB/CH = CHORD BEARING
- CB = CHORD DISTANCE
- BLK = BLOCK

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	2675.00'	0°54'37"	42.50'	42.50'	S 74°08'39" E
C4	2675.00'	0°54'37"	42.50'	42.50'	S 75°03'16" E
C5	225.00'	10°56'06"	42.94'	42.88'	N 85°34'31" W
C6	245.00'	10°56'06"	46.76'	46.69'	N 85°34'31" W
C7	205.00'	10°56'06"	39.12'	39.06'	N 85°34'31" W
C8	25.00'	80°00'00"	39.27'	35.36'	S 48°02'34" E
C9	270.00'	43°20'03"	204.21'	199.37'	S 67°17'25" W
C10	270.00'	8°03'46"	37.99'	37.96'	S 84°55'33" W
C11	270.00'	35°15'17"	166.21'	163.80'	S 63°15'32" W
C12	120.00'	49°35'33"	103.87'	100.65'	S 16°41'19" E
C13	25.00'	83°42'28"	40.89'	36.48'	S 44°11'19" E
C14	100.00'	6°07'48"	10.70'	10.69'	S 05°43'49" W
C15	100.00'	18°06'16"	31.60'	31.47'	S 17°50'52" W
C16	100.00'	13°35'14"	23.71'	23.66'	S 33°41'37" W
C17	255.00'	68°00'49"	293.80'	277.82'	S 34°17'33" W
C18	255.00'	19°40'05"	87.53'	87.11'	S 57°27'58" W
C19	255.00'	46°20'43"	206.26'	200.69'	S 24°27'30" W
C20	168.00'	41°19'16"	121.16'	118.55'	S 19°22'29" E
C21	45.00'	87°40'36"	68.86'	62.34'	S 45°07'27" W
C22	25.00'	79°21'42"	34.63'	31.93'	N 00°21'16" W
C23	65.00'	37°19'37"	42.35'	41.60'	S 19°56'57" W
C24	65.00'	48°41'45"	52.97'	51.52'	S 61°57'39" W
C25	65.00'	3°39'14"	4.15'	4.14'	S 87°08'08" W
C26	25.00'	36°19'24"	15.85'	15.59'	N 38°04'33" W
C27	25.00'	34°48'00"	15.18'	14.95'	N 73°38'15" W
C28	25.00'	87°40'36"	38.26'	34.63'	S 45°07'27" W
C29	25.00'	83°22'26"	36.38'	33.25'	S 81°43'20" E
C30	25.00'	57°28'26"	25.08'	24.04'	N 44°04'50" E
C31	25.00'	19°00'51"	8.30'	8.26'	N 05°50'12" E
C32	2675.00'	1°23'51"	65.25'	65.25'	S 72°59'24" E
C33	2675.00'	1°04'17"	50.02'	50.02'	S 76°02'43" E

LINE	LENGTH	BEARING
L4	44.92'	N 01°02'34" W
L5	26.25'	S 09°06'20" E
L6	46.57'	S 40°29'14" W
L7	56.25'	N 40°02'07" W
L8	50.84'	S 89°43'02" E
L9	41.35'	N 89°43'02" W
L10	30.00'	N 00°16'58" E



VIERA TRACTS "BB" & "V", PHASE 3,  
 OF VIERA NORTH, P.U.D.  
 PLAT BOOK 39, PAGES 91-93

CONCRETE MONUMENT FOUND "PRM PLS 4262"

VIERA TRACTS "BB&V",  
 PHASES 4 AND 5,  
 OF VIERA NORTH P.U.D.  
 PLAT BOOK 40, PGS. 60-62  
 (HATCHED)

VIERA TRACTS "BB&V",  
 PHASES 4 AND 5,  
 OF VIERA NORTH P.U.D.  
 PLAT BOOK 40, PGS. 60-62  
 (HATCHED)

TRACT C  
 SCRUB JAY  
 PRESERVATION

TRACT 2  
 FUTURE  
 DEVELOPMENT

TRACT 2  
 FUTURE  
 DEVELOPMENT

TRACT 3  
 FUTURE  
 DEVELOPMENT

TRACT "B"

TRACT "C"

TRACT "B"

TRACT "C"

TRACT "B"

TRACT "C"

TRACT "B"

TRACT "C"

TRACT "B"

CONCRETE MONUMENT FOUND "PRM PLS 4262"

CONCRETE MONUMENT FOUND "PRM PLS 4262"

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