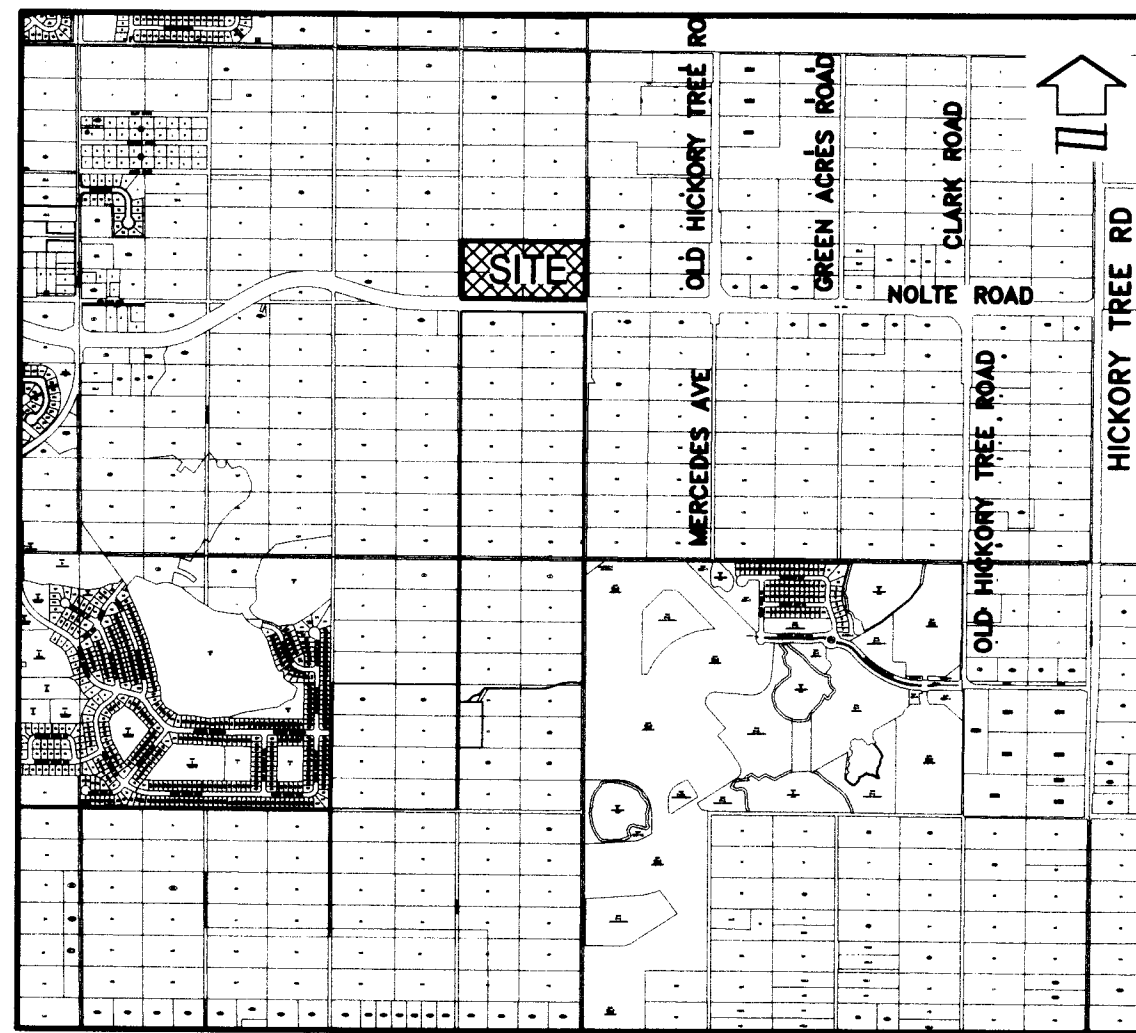


OLD HICKORY PHASE 4
BEING A REPLAT OF TRACT GG, OLD HICKORY PHASES 1 AND 2, PER
PLAT BOOK 29, PAGES 13 THROUGH 24, INCLUSIVE OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA
LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST,
CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA



VICINITY MAP
(SCALE 1" = 2000')

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH R/W LINE OF NOLTE ROAD, 130' R/W PER OSCEOLA COUNTY R/W MAPS, AS BEING N89°51'30"W.
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LOTS THAT INTERSECT CURVILINEAR RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED AS BEING (NR).
- TRACTS B AND C (OPEN SPACE) ARE TO BE OWNED AND MAINTAINED BY THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSOR'S OR ASSIGNS.
- TRACT D (BUFFER) IS TO BE OWNED AND MAINTAINED BY THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSOR'S OR ASSIGNS.
- TRACT A (STORMWATER POND) IS TO BE OWNED AND MAINTAINED BY THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSOR'S OR ASSIGNS.
- ALL SIDEWALKS AND LANDSCAPING ELEMENTS WITHIN THIS DEVELOPMENT, INCLUDING TREES IN PUBLIC RIGHT OF WAYS AS REQUIRED BY THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE, SHALL BE MAINTAINED BY THE OLD HICKORY COMMUNITY ASSOCIATION, INC. AND /OR ITS SUCCESSORS AND ASSIGNS.
- THE CITY ST. CLOUD SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, STORMWATER TRACTS AND THE DRAINAGE EASEMENTS, INCLUDING WITHOUT LIMITATION THE DRAINAGE SYSTEMS CONSTRUCTED THEREON. A BLANKET INGRESS/EGRESS EASEMENT IS GRANTED IN FAVOR OF CITY OF ST. CLOUD FOR SAID PURPOSE.
- AS SHOWN HEREON, A 10.00 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS AND TRACTS ABUTTING STREETS IS HEREBY GRANTED TO THE PERPETUAL USE OF THE PUBLIC.
- AS SHOWN HEREON, A 5.00 FOOT DRAINAGE AND ACCESS EASEMENT ALONG ALL SIDE AND REAR LOT LINES IS HEREBY GRANTED TO THE OLD HICKORY COMMUNITY ASSOCIATION, INC.
- AS SHOWN HEREON, A 30.00 FOOT DRAINAGE EASEMENT ALONG THE NORTH SIDE OF LOT 408, AND SOUTH SIDE OF LOT 409 IS HEREBY GRANTED TO THE OLD HICKORY COMMUNITY ASSOCIATION, INC. SAID 30.00 FOOT EASEMENT BEING CENTERED ON SAID COMMON LOT LINE.
- TRACT C (UNOBSTRUCTED OPEN SPACE) IS TO REMAIN UNOBSTRUCTED AND WILL NOT CONTAIN IMPROVEMENTS OVER AND ACROSS SAID TRACT FOR UTILITY PURPOSES.

LEGAL DESCRIPTION:

TRACT GG, OLD HICKORY PHASES 1 AND 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 13 THROUGH 24 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N00°01'22"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 58.62 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°51'30"W, A DISTANCE OF 58.62 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°51'30"W, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT GG, BEING ON THE NORTH RIGHT OF WAY LINE OF NOLTE ROAD (130.00' RIGHT OF WAY) PER OSCEOLA COUNTY RIGHT OF WAY MAP FOR NEW NOLTE ROAD AND THE POINT OF BEGINNING; THENCE N89°51'30"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1286.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT GG; THENCE ALONG THE WEST, NORTH AND EAST LINE OF SAID TRACT GG THE FOLLOWING THREE (3) COURSES AND DISTANCES: N00°01'10"E, A DISTANCE OF 606.11 FEET; THENCE S89°47'04"E, DISTANCE OF 1286.79 FEET; THENCE S00°01'22"W, A DISTANCE OF 604.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.88 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS:

AC	ACRES	PCP	PERMANENT CONTROL POINT
(C)	CALCULATED	PG(S)	PAGE/PAGES
CB	CHORD BEARING	PI	POINT OF INTERSECTION
CH	CHORD DISTANCE	PLS	PROFESSIONAL LAND SURVEYOR
CL	CENTER LINE	PRM	PERMANENT REFERENCE MONUMENT
CM	CONCRETE MONUMENT	PSM	PROFESSIONAL SURVEYOR MAPPER
COR.	CORNER	PT	POINT OF TANGENCY
(D)	DEED	(R)	RADIAL
D.E.	DRAINAGE EASEMENT	RP	RADIUS
Δ	DELTA ANGLE	R/W	RIGHT OF WAY
D.A.E.	DRAINAGE & ACCESS EASEMENT	SEC	SECTION--TOWNSHIP--RANGE
FND	FOUND	S.W.L.E	SIGN, WALL & LANDSCAPE EASEMENT
ID	IDENTIFICATION	U.D.E	UTILITY & DRAINAGE EASEMENT
IP	IRON PIPE	U.E.	UTILITY EASEMENT
IPC	IRON PIPE & CAP	E.U.E.	ELECTRIC UTILITY EASEMENT
IR	IRON ROD	W/	WITH
IRC	IRON ROD & CAP	W/L	W/ BREAK LINE
L	CURVE LENGTH	FOUND 4"x4" CM (LB 1221)	
LB	LICENSED BUSINESS	SET 4"x4" CM (PRM LB 8011)	
NAVD	NORTH AMERICAN VERTICAL DATUM	FOUND N/D (PCP LB 8011)	
N/D	NAIL & DISK	SET 5/8" IRC (LB 8011)	
NO.	NUMBER	SET NAIL & DISK (PCP LB 8011)	
(NR)	NON-RADIAL	FOUND IRON ROD (AS NOTED)	
ORB	OFFICIAL RECORDS BOOK	SET IRC (LB 8011) AT PROPERTY CORNER	
(P)	PLAT	PRM FOUND 5/8" IRON ROD & CAP (LB 8011)	
P.B.	PLAT BOOK		
PC	POINT OF CURVATURE		

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.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - DETAIL SHEET



PLAT BOOK 31 PAGE 142

OLD HICKORY PHASE 4
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES A UTILITY EASEMENT OVER TRACT C, 10.00 FOOT WIDE UTILITY EASEMENTS ABUTTING STREETS RIGHTS OF WAY AND THE STREETS AS SHOWN HEREON TO THE CITY OF ST. CLOUD FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON 12/20/21, 2021.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Mark McDonald (CORPORATE SEAL)
MARK McDONALD
AUTHORIZED AGENT VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

Witnesses:
WITNESS (SIGNATURE) [Signature] WITNESS (SIGNATURE) [Signature]
WITNESS (PRINTED NAME) Drew Vassini WITNESS (PRINTED NAME) Linda Chambers

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2021, BY MARK McDONALD, AS THE AUTHORIZED AGENT OF LENNAR HOMES, LLC, ON BEHALF OF THE COMPANY. SAID PERSON ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION AND [] IS PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

Notary Public:
Linda E. Chambers
NOTARY - STATE OF FLORIDA
Linda E. Chambers
NOTARY PRINTED NAME
9-4-23
MY COMMISSION EXPIRES

CERTIFICATE
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED SURVEYOR REGISTERED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON FEBRUARY 11, 2021, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CITY OF ST. CLOUD REQUIREMENTS AND REGULATIONS, THE SURVEY WAS PREPARED UNDER THE UNDERSIGNED RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT CONTROL POINTS AND LOT CORNER MONUMENTS WILL BE PLACED AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA.

William D. Donley
WILLIAM D. DONLEY
FLORIDA REGISTRATION NUMBER: 5381
DEWBERRY ENGINEERS INC.
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PH: 407-843-5120
CERTIFICATE OF AUTHORIZATION NUMBER LB8011
DATE 12/20/2021
(SEAL)

CERTIFICATE OF APPROVAL
BY CITY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE [Signature] DATED 1-6-2022
PRINT NAME Jason C. Amey REGISTRATION NO. 7353
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING ST. CLOUD, FLORIDA

CERTIFICATE OF APPROVAL
BY CITY OF ST. CLOUD

THIS IS TO CERTIFY, THAT ON Jan. 13, 2022, THE CITY OF ST. CLOUD APPROVED THE FOREGOING PLAT.

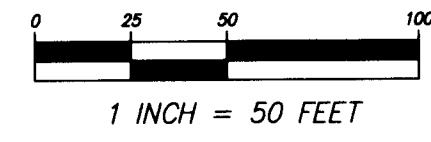
KATHAN BLACKWELL
PRINT NAME
Linda P. Jaworski
PRINT NAME
CITY CLERK (SIGNATURE)

SHEET 1 OF 2

CERTIFICATE
OF COUNTY CLERK
I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE OSCEOLA COUNTY LAND DEVELOPMENT CODE, AND WAS FILED FOR RECORD ON January 26th, 2022 AT 03:32:40 PM.
FILE NO. 202212655
Kelvin Soto, ESQ.
CLERK OF THE CIRCUIT COURT
IN AND FOR OSCEOLA COUNTY, FLORIDA
BY: [Signature] D.C.

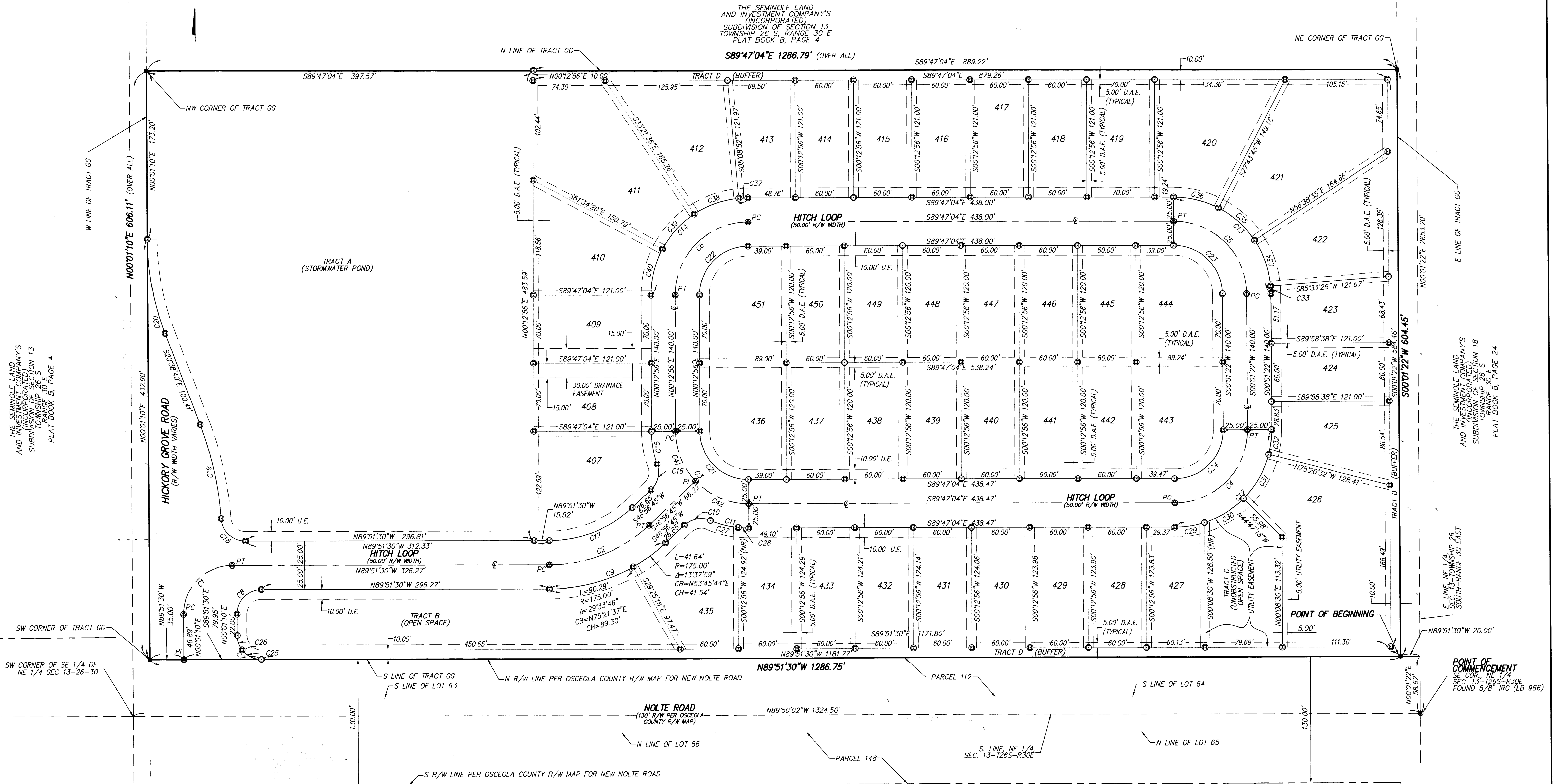
OLD HICKORY PHASE 4

BEING A REPLAT OF TRACT GG, OLD HICKORY PHASES 1 AND 2, PER
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LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST,
CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA



NE CORNER,
SEC. 13-1265-130E
FND. 6" x 6" OSCEOLA
COUNTY CM W/ DISK
STAMPED #1968

NE CORNER OF TRACT GG



THE SEMINOLE LAND
AND INVESTMENT COMPANY'S
SUBDIVISION OF SECTION 13
TOWNSHIP 26 S
RANGE 30 E
PLAT BOOK B, PAGE 4

SW CORNER OF SE 1/4 OF
NE 1/4 SEC 13-26-30

SW CORNER OF TRACT GG

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.65'	50.00'	90°07'20"	70.79'	S45°04'30"W
C2	113.09'	150.00'	43°11'45"	110.43'	N68°32'38"E
C3	117.81'	75.00'	90°00'00"	106.07'	S44°47'04"E
C4	118.06'	75.00'	90°11'34"	106.24'	S45°07'09"E
C5	117.56'	75.00'	89°48'26"	105.89'	S44°52'51"W
C6	117.81'	75.00'	90°00'00"	106.07'	S45°12'56"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	39.22'	25.00'	89°52'40"	35.32'	S44°55'10"E
C8	39.32'	25.00'	90°07'20"	35.39'	N45°04'30"W
C9	131.93'	175.00'	43°11'45"	128.83'	N68°32'38"E
C10	28.98'	25.00'	66°25'19"	27.39'	S80°09'24"W
C11	40.41'	100.00'	23°09'07"	40.13'	S78°12'30"E
C12	157.42'	100.00'	90°11'34"	141.66'	S45°07'09"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	156.74'	100.00'	89°48'26"	141.18'	S44°52'51"W
C14	157.08'	100.00'	90°00'00"	141.42'	S45°12'56"W
C15	34.37'	100.00'	19°41'30"	34.20'	S09°37'48"E
C16	28.98'	25.00'	66°25'19"	27.39'	S13°44'06"E
C17	94.24'	125.00'	43°11'45"	92.02'	N68°32'38"E
C18	37.51'	25.00'	85°58'19"	34.09'	S46°52'20"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C19	99.44'	340.00'	16°45'29"	99.09'	S12°15'36"W
C20	99.18'	275.00'	20°39'50"	98.64'	N10°18'45"E
C21	78.54'	50.00'	90°00'00"	70.71'	S44°47'04"E
C22	78.54'	50.00'	90°00'00"	70.71'	S45°12'56"W
C23	78.37'	50.00'	89°48'26"	70.59'	S44°52'51"W
C24	78.71'	50.00'	90°11'34"	70.83'	S45°07'09"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C25	23.18'	25.00'	53°07'48"	22.36'	S63°17'36"E
C26	16.03'	25.00'	36°44'32"	15.78'	S18°21'16"E
C27	29.48'	100.00'	16°53'36"	29.38'	S75°04'44"E
C28	10.82'	100.00'	06°15'31"	10.92'	S86°39'18"E
C29	31.09'	100.00'	17°48'56"	30.97'	N81°18'29"E
C30	47.45'	100.00'	27°11'19"	47.01'	N58°48'21"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C31	53.33'	100.00'	30°33'14"	52.70'	N29°56'05"E
C32	25.54'	100.00'	14°38'05"	25.47'	N07°20'25"E
C33	7.79'	100.00'	04°27'57"	7.79'	N02°12'36"W
C34	50.46'	100.00'	28°54'50"	49.93'	N18°53'59"W
C35	50.46'	100.00'	28°54'50"	49.93'	N47°48'50"W
C36	48.02'	100.00'	27°30'49"	47.56'	N78°01'39"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C37	9.36'	100.00'	05°21'49"	9.36'	S87°32'02"W
C38	49.24'	100.00'	28°12'44"	48.74'	S70°44'46"W
C39	49.24'	100.00'	28°12'44"	48.74'	S42°32'02"W
C40	49.24'	100.00'	28°12'44"	48.74'	S14°19'18"W
C41	56.64'	75.00'	43°16'11"	55.30'	S21°25'09"E
C42	61.17'	75.00'	46°43'49"	59.49'	S66°25'09"E

Dewberry
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TRANSPORTATION ENGINEERING
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