

LEGAL DESCRIPTION

ALL OF LOT 6, HOBART ESTATES UNIT 1
HOBART ESTATES UNIT No. 1
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 8, PAGE 20 OF THE PUBLIC
RECORDS OF INDIAN RIVER CO., FLORIDA. SAID
LANDS LYING IN INDIAN RIVER CO., FLORIDA.

CONTAINING 0.57 ACRES MORE OR LESS

SURVEY NOTES

- ELEVATIONS ARE IN FEET AND RELATED TO THE 442016 COUNTY BENCHMARK "442016", HAVING A PUBLISHED ELEVATION= 15.83 NAVD 88/NORTH AMERICAN VERTICAL DATUM OF 1988). ALL OTHER ELEVATIONS ARE RELATIVE THERE TO.
- PROPERTY LIES IN FIRM ZONE "X", AS PER MAP NUMBER 1206100231J, DATED 1/28/2023. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.
- UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND/OR FEATURES MAY EXIST.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- PUBLIC WATER & SEWER NOT AVAILABLE.
- THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.
- ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.
- ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.
- LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3160, PAGE 2149, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- SUBJECT PARCEL CONTAINS 25,000 SQUARE FEET.
- HORIZONTAL LOCATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FPRN - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.
- LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 5/30/23.
- ALL SET CAPS LABELED KMA LB 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP OR 4"x4" CONCRETE MONUMENT ON AS LABELED SURVEY.
- ALL DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.

LEGEND OF ABBREVIATIONS

AVE.	AVENUE	ORB	OFFICIAL RECORDS BOOK
B.B.	BEARING BASE	PO	PAGE
B.M.	BENCH MARK	P.B.	PLAT BOOK
CAP	5/8" IRON ROD & CAP STAMPED "KMA ENG & SURVEY LB 8351"	PID	PARCEL IDENTIFICATION NUMBER
C.L.F.	CHAIN LINK FENCE	P.O.B.	POINT OF BEGINNING
CMD	CONCRETE MONUMENT & DISK (AS NOTED)	P.O.C.	POINT OF COMMENCEMENT
C	CENTERLINE	R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT	S.	SOUTH
(D)	DEED	SEC.	SECTION
D.B.	DEED BOOK	SO.FT.	SQUARE FEET
E	EAST	ST.	STREET
EASMT.	EASEMENT	SUB.	SUBDIVISION
EXIST.	EXISTING	TRAC	TRACT
FND.	FOUND	TWSP.	TOWNSHIP
IR	IRON ROD	W.	WEST
IRO	IRON ROD & CAP AS NOTED	MON.	MONUMENTATION AS NOTED
ID	IDENTIFICATION	WELL	WELL
(M)	MEASURED	UTL.	UTILITY POLE
M.H.	MANHOLE	WATER	WATER VALVE
M.H.W.	MEAN HIGH WATER LINE	SEWER	SEWER VALVE
MISC	MISCELLANEOUS	HYDRANT	HYDRANT
N&D	NAIL & DISK		
N.	NORTH		
No.	NUMBER		
N.I.C.	NOT INCLUDED		
EXISTING ELEVATION	EXISTING ELEVATION		
PROPOSED ELEVATION	PROPOSED ELEVATION		
ASBUILT ELEVATION	ASBUILT ELEVATION		

CERTIFICATIONS:

BRIAN STANT

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT THE ENGINEERING FEATURES OF THE PROPOSED SINGLE FAMILY DRAINAGE AND GRADING PLAN HAVE BEEN DESIGNED OR SPECIFIED BY ME AND CONFORM TO THE ENGINEERING PRINCIPLES APPLICABLE TO SUCH PROJECTS AND MEET THE LAND DEVELOPMENT REQUIREMENTS.

BLAINE R. BERGSTRESSER, P.E.
FLORIDA LICENSE NO. 84598

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Digitally signed by William E Hayhurst
DN: cn=William E Hayhurst
c=US o=Unaffiliated
Reason: I attest to the accuracy and integrity of this document
Date: 2025-05-20 09:35:04-00

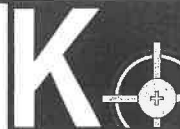
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4416

DATE

PROJECT No.: 25-2125
DRAWN BY: WGH
CHECKED BY: DNM
DATE: 5/30/23
SCALE: 1"=20'

SHEET NUMBER:

1

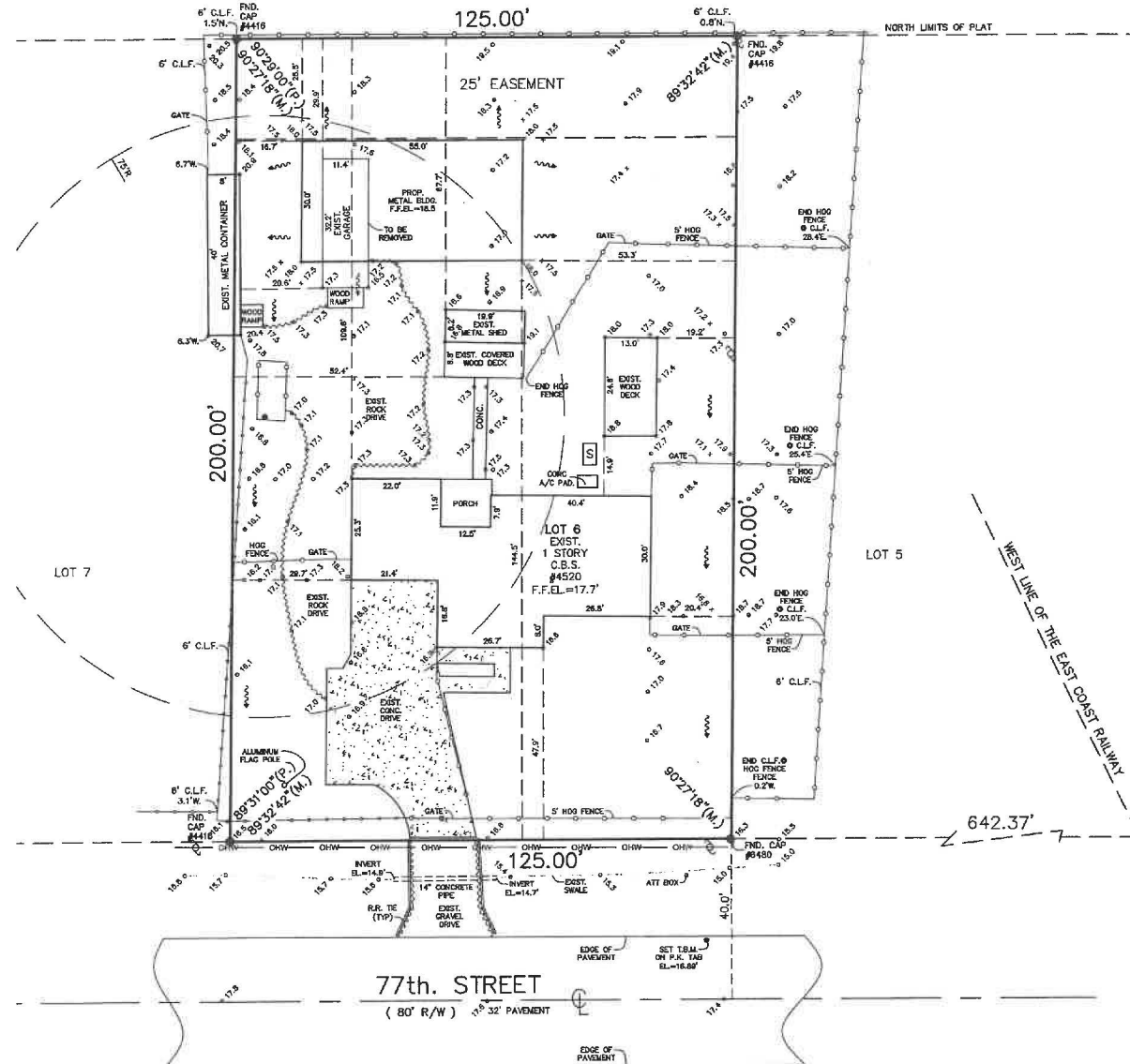


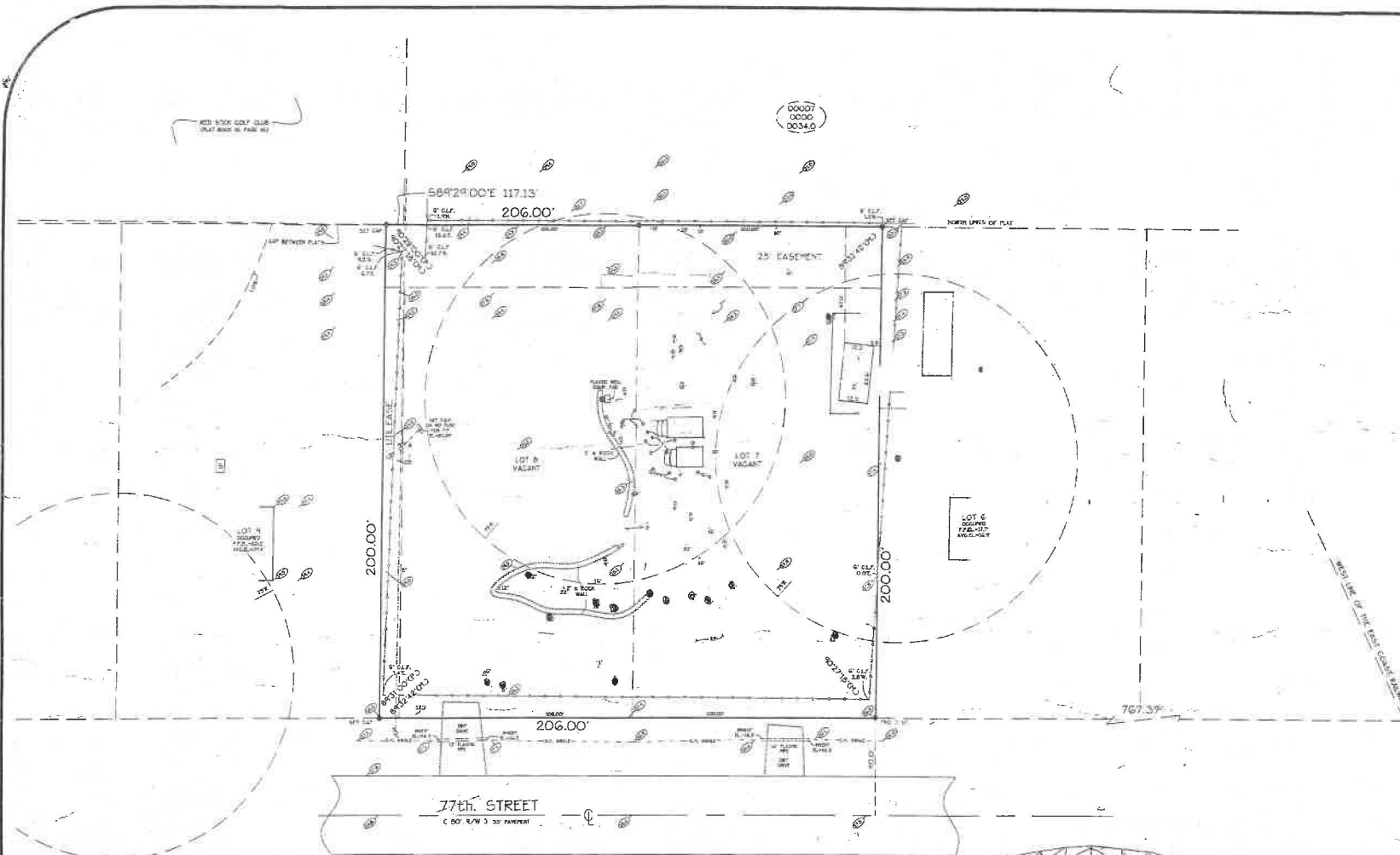
KMA
ENGINEERING & SURVEYING, LLC
1776 25TH STREET
VERO BEACH, FL 32909
PHONE: (772) 566-6505
L.B. NO. 8361

REVISIONS:
BY: DATE: COMMENT:

4520 77TH STREET
VERO BEACH, FLORIDA 32967

BOUNDARY, SITE &
TOPOGRAPHICAL SURVEY





LEGEND OF SURVEY ABBREVIATIONS

1. 1/4" = 1' SCALE	1. 1/4" = 1' SCALE
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LEGAL DESCRIPTION ALL OF LOTS 7-15
HOBART ESTATES, UNIT No. 1
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK NO. PAGE 20 OF THE PUBLIC
RECORDS OF HAWAII COUNTY, FLORIDA, SAID
LANDS LING IN HAWAII COUNTY, FLORIDA.

CONTAINING 0.44 ACRES MORE OR LESS
SURVEY NOTES:
1. LINES SHOWN HEREON WERE NOT ABSTRACTED
FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF
RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW
NAMED INDIVIDUALS:
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. 96.17% OF HOURS OF SURVEY SHOWN BY
CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE
BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET BACKS FOR LOT 1 AND 1/2
APPROXIMATE WITH AN 11' LINE TO BEAR
ALL FOUND CURBS ARE A 5'00" TO 5'04" WITH A CAP
AS SHOWN BY SURVEY.
7. ALL LOT CORNERS ARE PLAT AND MEASURED
ONCE SURVEYING POINTS.
8. ORIGINAL B.C. NO. 0176008 PL. 10.44' NAVD 83
9. ELEVATIONS OF SHOWN HEREON ARE BASED
ON NAVD 83 (88), UNLESS OTHERWISE NOTED.

CERTIFIED TO:
Cody PHELPS

SITE PLAN NOTES:
1. COUNTY WATER & SEWER NOT AVAILABLE FOR THIS PARCEL.
2. A SURVEY NUMBER IS NOT TO BE USED & A SURVEY
3. FIRST FLOOR ELEVATION ESTABLISHED WITHOUT A HEALTH DEPARTMENT PERMIT.
4. PROPOSED SWAMPY PLANT IS NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES WITHOUT APPROVED GRADING PERMITS.
5. PLAT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES WITHOUT APPROVED GRADING PERMITS.
6. ALL ELEVATIONS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES WITHOUT APPROVED GRADING PERMITS.
7. ALL ELEVATIONS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES WITHOUT APPROVED GRADING PERMITS.

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4416
DATE 12/13/13

HAYHURST LAND SURVEYING, INC.
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32902
PHONE: (772) 569-6680
FAX: (772) 770-3446
hayhursts@live.com

BOUNDARY/SITE	DATE:	REVISIONS:	BY:	FOR:
1. 1/4" = 1' SCALE	12/13/13		W.E.H.	INDICATES EXISTING ELEVATION
2. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION
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89. 1/4" = 1' SCALE			W.E.H.	INDICATES EXISTING ELEVATION
90. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION
91. 1/4" = 1' SCALE			W.E.H.	INDICATES EXISTING ELEVATION
92. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION
93. 1/4" = 1' SCALE			W.E.H.	INDICATES EXISTING ELEVATION
94. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION
95. 1/4" = 1' SCALE			W.E.H.	INDICATES EXISTING ELEVATION
96. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION
97. 1/4" = 1' SCALE			W.E.H.	INDICATES EXISTING ELEVATION
98. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION
99. 1/4" = 1' SCALE			W.E.H.	INDICATES EXISTING ELEVATION
100. 1/4" = 1' SCALE			W.E.H.	INDICATES PROPOSED ELEVATION

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