

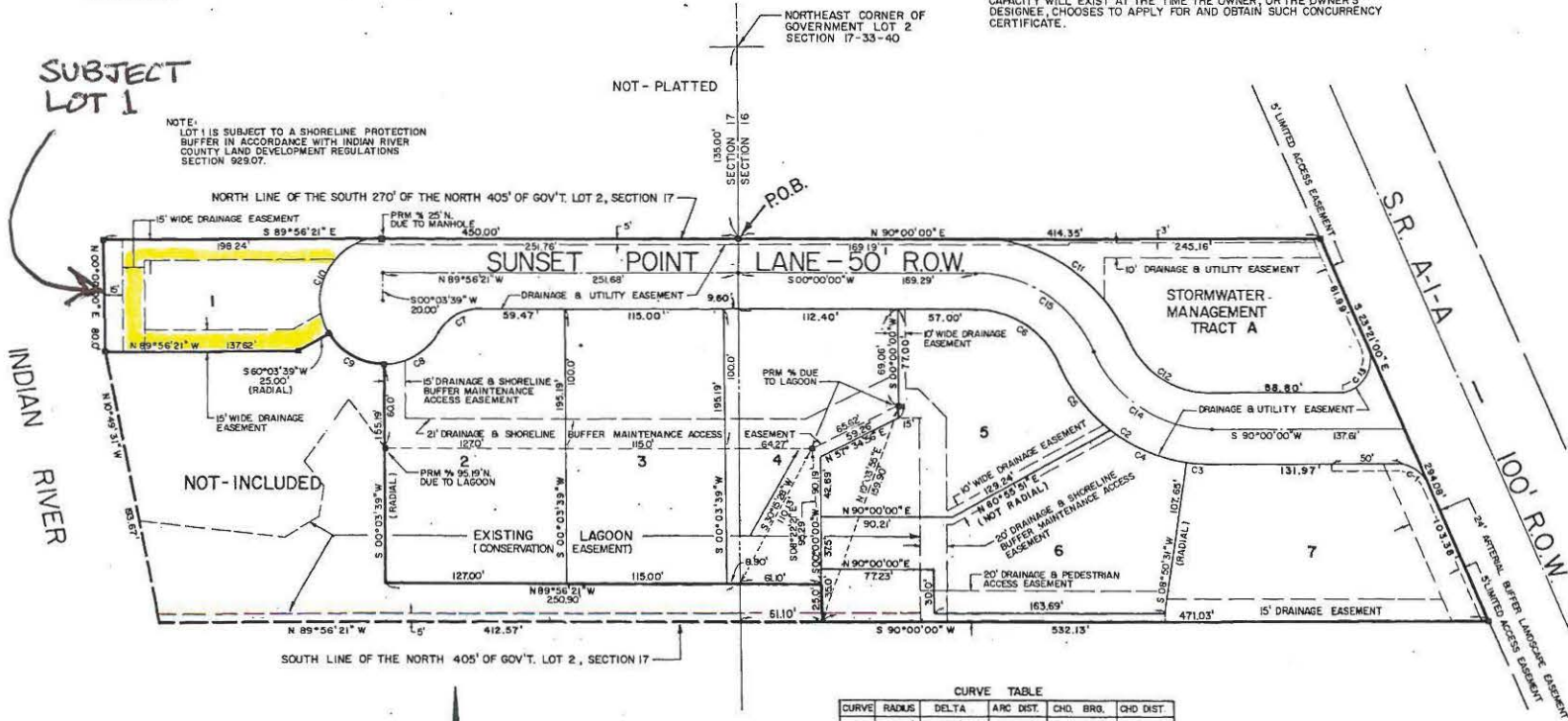
SUNSET POINT SUBDIVISION

SECTIONS 16 & 17, TOWNSHIP 33 SOUTH, RANGE 40 EAST
INDIAN RIVER COUNTY, FLORIDA
SHEET 2 OF 2

PLAT BOOK 14
PAGE 20A
DOCKET NO.
839514

FLOOD HAZARD WARNING - THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY BUILDING WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE OWNER OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE OWNER, OR THE OWNER'S DESIGNEE, CHOOSES TO APPLY FOR AND OBTAIN SUCH CONCURRENCY CERTIFICATE.



CURVE TABLE

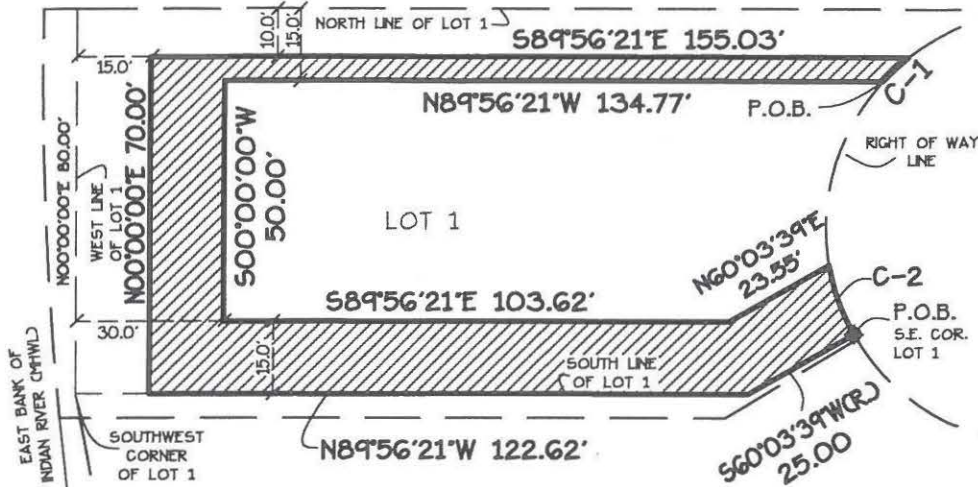
CURVE	RADIUS	DELTA	ARC DIST.	CHG. BRG.	CHD DIST.
C1	25.00'	88°39'00"	29.08'	S 56°40'30"E	27.47'
C2	115.00'	67°10'43"	134.84'	S 56°24'39"E	127.24'
C3	115.00'	08°50'31"	17.75'	S 85°34'45"E	17.73'
C4	115.00'	29°53'56"	60.00'	S 66°2'42"E	59.32'
C5	115.00'	28°26'56"	57.09'	S 37°02'35"E	56.51'
C6	65.00'	67°10'43"	76.21'	S 56°24'39"E	71.92'
C7	25.00'	61°16'51"	34.23'	S 59°25'14"W	32.62'
C8	45.00'	61°16'51"	48.13'	S 59°25'14"W	45.87'
C9	45.00'	60°00'00"	47.12'	S 59°56'21"E	45.00'
C10	45.00'	120°00'00"	94.25'	S 30°03'30"W	77.94'
C11	115.00'	67°10'43"	134.84'	S 56°24'39"E	127.24'
C12	85.00'	67°10'43"	76.21'	S 56°24'39"E	71.94'
C13	25.00'	113°21'00"	49.46'	N 33°19'24"E	41.78'
C14	90.00'	67°10'43"	105.52'	S 56°24'39"E	99.58'
C15	90.00'	67°10'43"	105.52'	S 56°24'39"E	99.58'

ESTABLISHED N.G.V.D. BENCHMARK
"O" CUT IN THE S.W. CORNER OF A
CONCRETE FLORIDA POWER AND
LIGHT TRANSFORMER PAD ON LOT 1.
ELEVATION = 4.84 N.G.V.D.

PREPARED ON 1-10-94 BY:
JAMES A. FOWLER
LAND SURVEY COMPANY
929 7 TH AVENUE
POST OFFICE BOX 1677
VERO BEACH, FLORIDA
32961
REVISED ON 3-30-94

EXHIBIT "A"

[33-40-16-00000-0030-00019.0]



SUNSET POINT LANE

(50' PRIVATE R/W)

[33-40-16-00000-0030-00018.0]

- C-1
R=45.00' N.R.
A=09°14'50"
L=7.26'
CB=546°29'41"W
CD=7.25'
- C-2
R=45.00' N.R.
L=15.29'
A=19°28'16"
CB=520°12'13"E
CD=15.22'

RELEASE OF EASEMENT

LEGAL DESCRIPTION:

A PORTION OF LOT 1, SUNSET POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 20 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ON A RADIAL LINE, SOUTH 60°03'39" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 25.00 FEET, THENCE CONTINUE DOWN SAID LINE, NORTH 89°56'21" WEST, TO A POINT 15 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 122.62 FEET, THENCE PARALLEL TO THE WEST LINE OF SAID LOT 1, NORTH 00°00'00" EAST, TO A POINT 10.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.00 FEET, THENCE ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 1, SOUTH 89°56'21" EAST, TO THE WEST RIGHT OF WAY LINE OF SUNSET POINT LANE, A DISTANCE OF 155.03 FEET, THENCE ALONG A NON-RADIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 45.00 FEET, A DELTA OF 09°14'50", LENGTH OF 7.26 FEET, A CHORD BEARING SOUTH 46°29'41" WEST AND A CHORD DISTANCE OF 7.25 FEET, THENCE PARALLEL TO THE NORTH LINE OF SAID LOT 1, NORTH 89°56'21" WEST, TO A POINT 30.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 134.77 FEET, THENCE PARALLEL TO THE WEST LINE OF SAID LOT 1, SOUTH 00°00'00" WEST, TO A POINT 15.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET, THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, SOUTH 89°56'21" EAST, A DISTANCE OF 103.62 FEET, THENCE NORTH 60°03'39" EAST, TO THE WEST RIGHT OF WAY LINE OF SUNSET POINT LANE, A DISTANCE OF 23.55 FEET, THENCE ALONG A NON-RADIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 45.00 FEET, A DELTA OF 19°28'16", AN ARC LENGTH OF 15.29 FEET, A CHORD BEARING SOUTH 20°12'13" EAST, AND A CHORD DISTANCE OF 15.22 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 0.09 ACRES MORE OR LESS

William E. Hayhurst
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4415

2/22/18
DATE SIGNED

SKETCH IS NOT A SURVEY

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



HAYHURST LAND SURVEYING INC.
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SURVEY TYPE	DATE	INT.	REVISIONS
SKETCH			
DRAWN BY	L.E.H.		
CHECKED BY	W.E.H.		
FIELD BOOK	330		
PAGE NO	28		
FIELD DATE	04/09/14		
SCALE	1"=40'		
JOB NO	14-104L		