

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 THERETO.
- 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 B351 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 B351"	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
ESMT.	EASEMENT	SUB.	SUBDIVISION
EXIST.	EXISTING	TRAC.	TOWNSHIP
FND.	FOUND	W.	WEST
IR	IRON ROD	W.	WEST
IRC	IRON ROD & CAP AS NOTED	W.	WEST
ID	IDENTIFICATION	W.	WEST
(M)	MEASURED	W.	WEST
M.H.	MANHOLE	W.	WEST
M.H.W.	MEAN HIGH WATER LINE	W.	WEST
MISC	MISCELLANEOUS	W.	WEST
N&D	NAIL & DISK	W.	WEST
N.	NORTH	W.	WEST
No.	NUMBER	W.	WEST
N.I.C.	NOT INCLUDED	W.	WEST
EXISTING ELEVATION	EXISTING ELEVATION	W.	WEST
PROPOSED ELEVATION	PROPOSED ELEVATION	W.	WEST
ASBUILT ELEVATION	ASBUILT ELEVATION	W.	WEST

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

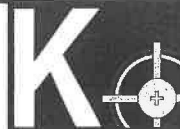
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4416

DATE

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

SHEET NUMBER:

1



KMA
ENGINEERING & SURVEYING, LLC
1176 25TH STREET
VERO BEACH, FL 33460
PHONE: (772) 566-6505
L.B. NO. 0301

REVISIONS:
BY: DATE: COMMENT:

4520 77TH STREET
VERO BEACH, FLORIDA 32967

BOUNDARY, SITE &
TOPOGRAPHICAL SURVEY

