

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.

SURVEY NOTES

1. ELEVATIONS ARE IN FEET AND RELATED TO THE 44031 COUNTY BOUNDARY NUMBER "442008", HAVING A PUBLISHED ELEVATION= 153.53 'NGVD (NORTH AMERICAN VERTICAL DATUM OF 1988). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

2. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER (12061020314, DATED 1/25/2023. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

3. UTILITIES, ROADWAYS, AREAS ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN HEREON. HOWEVER, THESE MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

5. PUBLIC WATER & SEWER NOT AVAILABLE.

6. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

7. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

8. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

9. LEGAL DESCRIPTION, FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOKS, IS AS FOLLOWS: PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

10. SUBJECT PARCEL CONTAINS 25,000 SQUARE FEET.

11. HORIZONTAL LOCATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND TEMPORAL KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) WITH SURVEYING ACCURACY AS STATED. SURVEY ACCURACY IS 0.05 FOOT PLUS OR MINUS.

12. LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY) 5/30/25.

13. ALL SET CAPS LABELED KMA LB B351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR AND 1" ROD WITH A 5/8" ROD CAP WITH A CAT OR 4" X 4" CONCRETE PILE AS SHOWN.

14. ALL DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.

LEGEND OF ABBREVIATIONS

AVENUE	OR#	OFFICIAL RECORDS BOOK
B.B.	PAGE	PAGE
B.M.	P.B.	PLAT BOOK
CAP	PID	PARCEL IDENTIFICATION NUMBER
5 1/2" IRON ROD & CAP	P.O.B.	POINT OF BEGINNING
AS NOTED	P.O.C.	POINT OF COMMENCEMENT
C.L.F.	R/W	RIGHT OF WAY
CMD	S.	SOURCE
CONCRETE MONUMENT & DISK (AS NOTED)	SEC.	SECTION
CENTERLINE	SQ.FT.	SQUARE FEET
C.M.	ST.	STREET
CONCRETE MONUMENT	SUB.	SUBDIVISION
DEED	TR.	TRACT
D.B.	TWP.	TOWNSHIP
DEED BOOK	W.	WATER
E.	W.M.	MONUMENTATION AS NOTED
EAST	WELL	WELL
ESMT.	UTILITY POLE	UTILITY POLE
EASEMENT	WATER VALVE	WATER VALVE
EXIST.	SEWER VALVE	SEWER VALVE
FOUND.	HYDRANT	HYDRANT
IRON ROD		
IRON ROD & CAP AS NOTED		
IDENTIFICATION		
(M)		
MEASURED		
M.H.		
MANHOLE		
M.H.W.L.		
MEAN HIGH WATER LINE		
MISC		
MISCELLANEOUS		
M&D		
NAIL & DISK		
N.		
NORTH		
No.		
N.W.C.		
N.W.C.		
NOT INCLUDED		
EXISTING ELEVATION		
x X.X		
PROPOSED ELEVATION		
x X.X		
AS BUILT ELEVATION		

CERTIFICATIONS:
BRIAN STANT

N 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

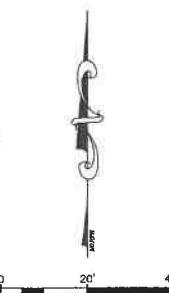
WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4416

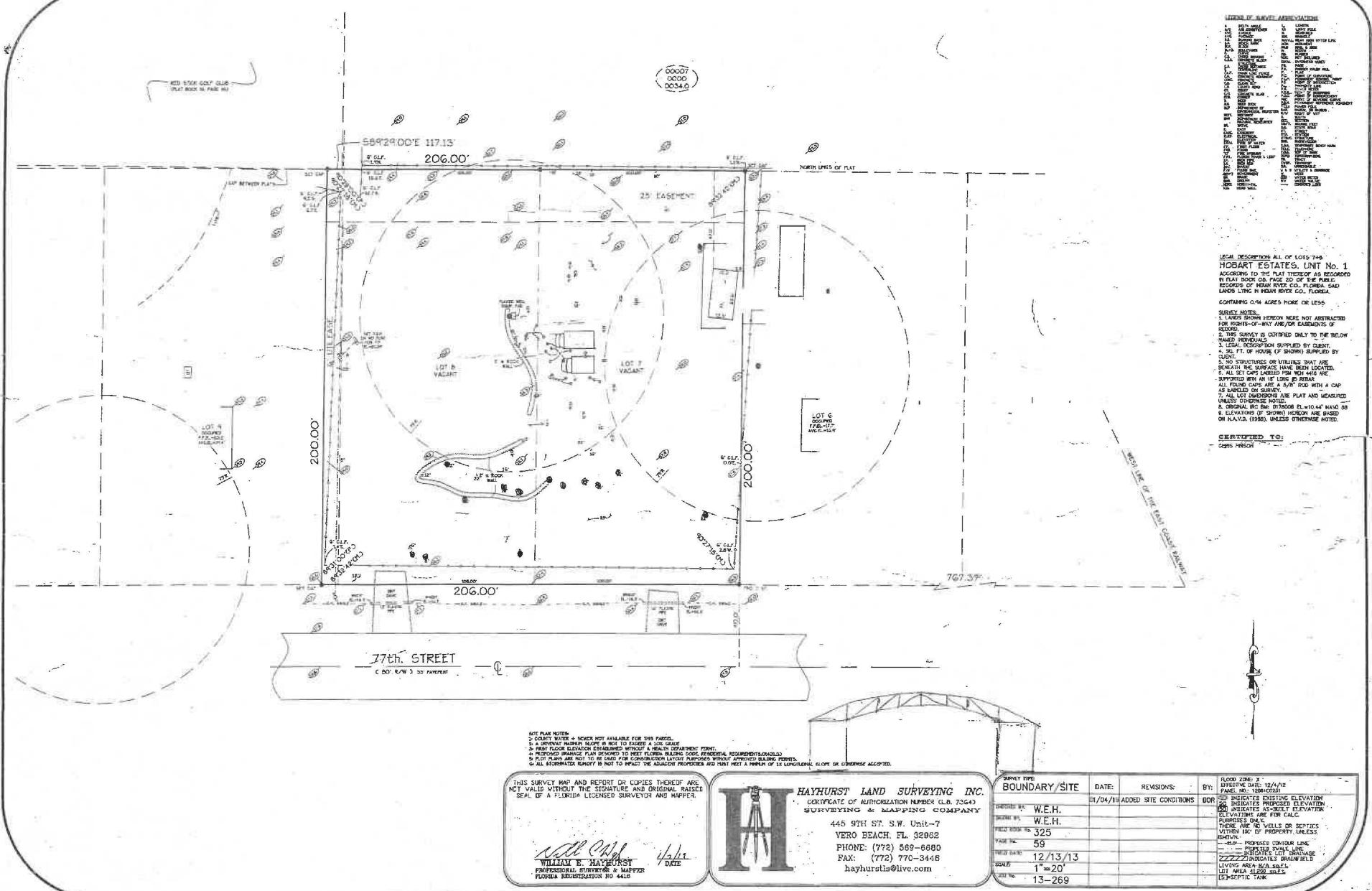
PROJECT No.: 26-211
DRAWN BY: W
CHECKED BY: DM
DATE: 5/30/01
SCALE: 1"

SHEET NUMBER: 1

1

1





NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYBURN
PROFESSIONAL SURVEYOR & MAPPER

HAYHURST LAND SURVEYING INC.

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hayhurstis@live.com

SURVEY TYPE		BOUNDARY / SITE		DATE:	REVISIONS:	BY:	FLOOD ZONE: Z EFFECTIVE DATE: 1/1/12 PAGE NO.: 1000
				11/04/11	ADDED SITE CONDITIONS	DIR:	
OWNER #1:		W.E.H.		INDICATES EXISTING ELEVATION SOIL INDICATES PROPOSED ELEVATION WATER INDICATES FLOOD ELEVATION ELEVATIONS ARE FOR CALC.			
OWNER #2:		W.E.H.					
LOT #:		325		THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF PROPERTY, UNLESS ADDITIONAL INFORMATION IS PROVIDED			
PAGE NO.:		59		---> PROPOSED CONTOUR LINE ---> PROPOSED ELEVATION INDICATES TIN BOUNDARY ZEROS ARE FOR FIELD LIVING AREA: N/A x N/A LOT AREA: N/A x N/A DEPTIC TANK			
SCALE:		1"=20'					
JULY NO.:		13-269					