

ABBREVIATIONS AND SYMBOLS

A/C	AIR CONDITIONING PAD	⊙	SANITARY MANHOLE	—	STREET SIGN
BL	BENCHMARK	⊕	DRAINAGE MANHOLE	☆	YARD LIGHT
(C)	CALCULATED	⊕	WELL	✉	MAIL OR PAPER BOX
CH	CHORD	⊕	HYDRANT	✉	COMMUNICATIONS BOX
CHB	CHORD BEARING	⊕	WATER VALVE	○	CABLE TV BOX
CL	CENTERLINE	⊕	WATER METER	⊕	POWER POLE
CM	4"x4" CONCRETE MONUMENT	⊕	CLEANOUT	⊕	ELECTRIC BOX
CMP	CORRUGATED METAL PIPE	⊕	CATCH BASIN	⊕	UTILITIES SIGN
CONC	CONCRETE	⊕	CURB INLET	⊕	MONITORING WELL
Δ OR D	DEED	⊕	REUSE WATER VALVE	⊕	SANITARY VALVE
Δ OR D	DELTA	⊕	IRRIGATION VALVE	⊕	TELEPHONE MANHOLE
D.E.	DRAINAGE EASEMENT	⊕	YARD DRAIN	⊕	POST WOOD OR STEEL
ELEV.	ELEVATION	⊕	PROPOSED DRAINAGE	⊕	CONCRETE POWER POLE
EP OR EOP	EDGE OF PAVEMENT	⊕	FIRE DEPARTMENT CONNECTION	⊕	TRANSFORMER PAD
F.A.C.	FLORIDA ADMINISTRATIVE CODE	⊕	REUSE WATER METER	⊕	BACK FLOW PREVENTER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	⊕	BLOW-OFF	⊕	SPRINKLER HEAD
FF.	FINISH FLOOR	⊕	PULL BOX	⊕	BENCHMARK
FND.	FOUND	⊕	GAS VALVE	⊕	GUY WIRE
F.D.E.P.	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	⊕	STOP SIGN	⊕	STREET LIGHT
F.O.	FIBER OPTIC	⊕	TRAFFIC SIGN	⊕	STOP LIGHT
GR	GRADE	⊕	TELEPHONE PAD	⊕	ELECTRIC MANHOLE
ID	IDENTIFICATION	⊕	SEPTIC TANK	⊕	DRAIN CLEAN OUT
INV	INVERT	⊕	OAK	⊕	TRAFFIC SIGNAL BOX
IRC	1/2" IRON ROD AND CAP	⊕	PINE	⊕	WATERLINE
IP	1/2" IRON PIPE	⊕	PALM	⊕	OVERHEAD WIRES
IR	3/4" IRON ROD	⊕	SHRUB	⊕	CHAIN LINK FENCE
LB	LICENSED BUSINESS	⊕	MAPLE	⊕	WOOD FENCE
(M)	MEASURED	⊕	CITRUS	⊕	TREE LINE
MES	MITERED END SECTION	⊕	CYPRUS	⊕	HEDGE
N&D OR N.D.	NAIL & DISK	⊕	MISC. TREE	⊕	PROPOSED ELEVATION
NGS	NATIONAL GEODETIC SURVEY	⊕		⊕	EXISTING ELEVATION
NO.	NUMBER				
O.R.B.	OFFICIAL RECORD BOOK				
P.C.P.	PERMANENT CONTROL POINT				
(P)	PLAT				
CR	COUNTY ROAD				
P/E	SWIMMING POOL EQUIPMENT PAD				
P.L.S.	PROFESSIONAL LICENSED SURVEYOR				
P.B.	PLAT BOOK				
P.I.	POINT OF INTERSECTION				
P.R.D.	PLANNED RESIDENTIAL DEVELOPMENT				
P.R.M.	PERMANENT REFERENCE MONUMENT				
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER				
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT				
R	RADIUS				
RGE	RANGE				
R.L.S.	REGISTERED LAND SURVEYOR				
RCP	REINFORCED CONCRETE PIPE				
R/W	RIGHT OF WAY				
SBT	SOUTHERN BELL TELEPHONE				
SEC.	A.K.A. A.T.T. SECTION				
STA.	STATION				
S.P.C.	STATE PLANE COORDINATE				
OFF.	OFFSET				
TWP.	TOWNSHIP				
U.E.	UTILITY EASEMENT				
CBS	CONCRETE BLOCK STUCCO				
OE	OVERHEAD ELECTRIC				
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM				
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM				
L	LEFT				
R	RIGHT				
CR	COUNTY ROAD				
VLE	VERO LAKE ESTATES				

LEGAL DESCRIPTION

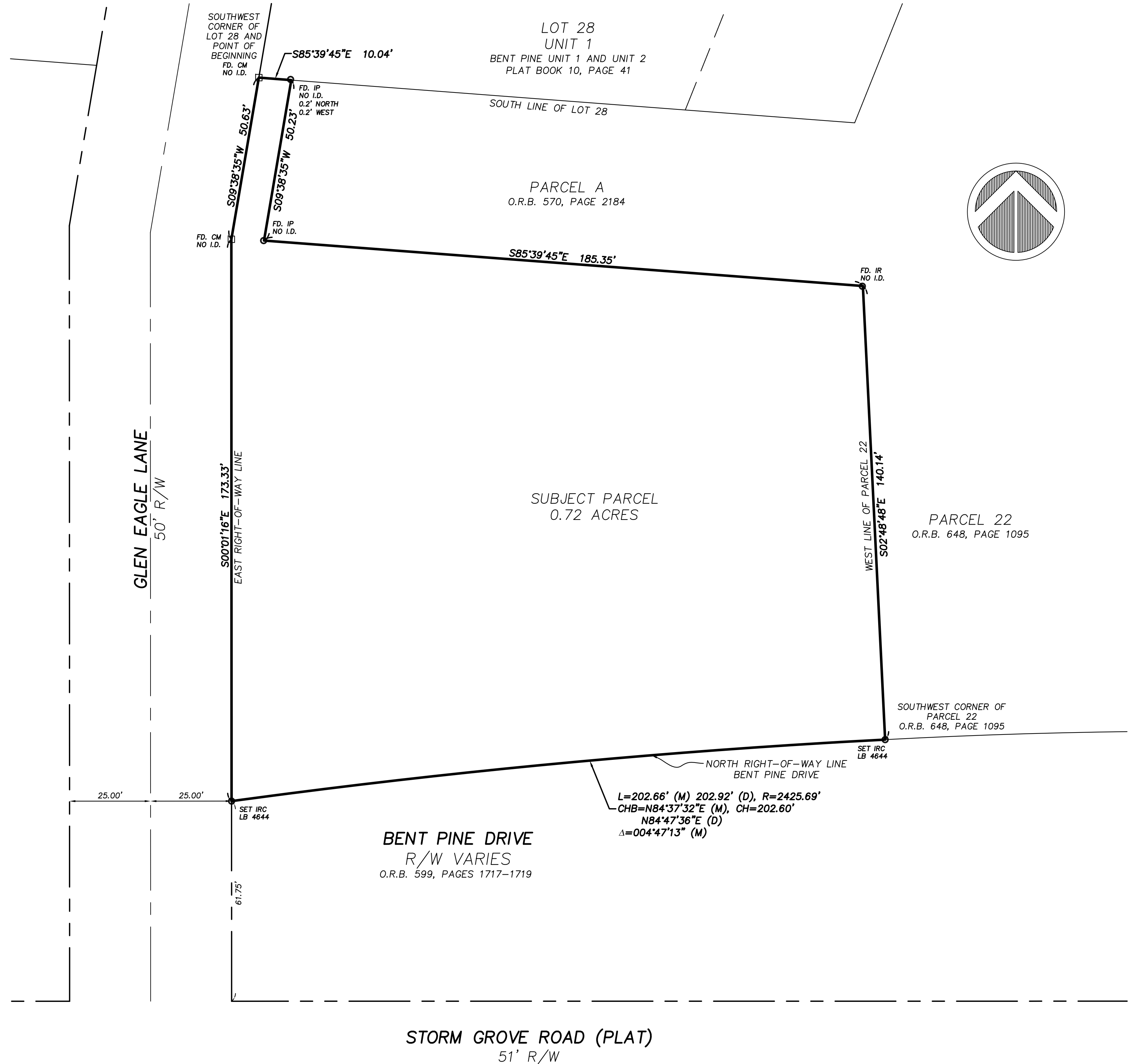
BEGIN AT THE SOUTHWEST CORNER OF LOT 28, UNIT 1, ON THE EAST RIGHT-OF-WAY LINE OF GLEN EAGLE LANE AS THE SAME IS SHOWN ON THE PLAT OF BENT PINE UNIT 1 AND UNIT 2 AS RECORDED IN PLAT BOOK 10, PAGE 41, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE FOLLOWING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 09°38'35" WEST A DISTANCE OF 50.63 FEET; THENCE RUN SOUTH 00°01'16" EAST A DISTANCE OF 173.33 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN BENT PINE ACCESS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 599, PAGE 1717-1719, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE FOLLOWING THE NORTH LINE OF BENT PINE ACCESS ROAD RUN EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2425.69 FEET, A CHORD BEARING OF NORTH 84°47'36" EAST AND A CENTRAL ANGLE OF 04°47'11" A DISTANCE OF 202.92 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL 22 AS RECORDED IN OFFICIAL RECORD BOOK 648, PAGE 1095, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE FOLLOWING THE WEST LINE OF SAID PARCEL 22, RUN NORTH 02°48'48" WEST A DISTANCE OF 140.14 FEET, MORE OR LESS, TO THE BOUNDARY OF THAT CERTAIN PARCEL "A" AS RECORDED IN OFFICIAL RECORD BOOK 570, PAGE 2184, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE FOLLOWING THE BOUNDARY OF SAID PARCEL "A" RUN NORTH 85°39'45" WEST A DISTANCE OF 185.35 FEET; THENCE RUN NORTH 09°38'35" EAST A DISTANCE OF 50.22 FEET TO A POINT OF INTERSECTION ON THE BOUNDARY OF SAID PARCEL "A", SAID POINT ALSO LYING ON THE SOUTH LINE OF THE AFORESAID LOT 28, UNIT 1; THENCE FOLLOWING THE SOUTH LINE OF LOT 28 RUN NORTH 85°39'45" WEST A DISTANCE OF 10.04 FEET TO THE SOUTHWEST CORNER OF LOT 28 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING .72 ACRES, MORE OR LESS.

CERTIFIED TO

1) NEIL AND STACY HOCKENHULL

**Map of Survey
Performed For
Neil and Stacy Hockenhull**



REPORT OF SURVEY

- TYPE OF SURVEY: BOUNDARY.
- MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960
PHONE (772) 564-8050 FAX (772) 794-0647
- THIS SURVEY AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HORIZONTAL CONTROL ACCURACY: THE EXPECTED USE OF THE SURVEY MAP AND REPORT FOR THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE FOR SURVEYING (5J-17, FLORIDA ADMINISTRATIVE CODE) IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY CONTROL SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE OR REDUNDANCY OF MEASUREMENT WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 9/12/2018
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
A) DEED
B) EAST RIGHT-OF-WAY OF GLEN EAGLE LANE
C) THE BEARING BEING S 9°38'35" W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE PER FLOOD INSURANCE RATE MAP 12061C0089F, DATED DECEMBER 4TH, 2012.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.

SURVEY AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 DATE: 9/13/2018
 SCALE: 1"=20'
 SHEET NO. 1 OF 1
 FILE NO. 7430
 DRAWN BY JWP
 APPROVED BY DMT
 DRAWING NAME 7430.dwg

PREPARED FOR: Neil and Stacy Hockenhull
 BY:

Masteller, Moler & Taylor, Inc.
 Professional Surveyors and Mappers
 Land Surveying Business LB 4644
 1655 27th Street, Suite 2, Vero Beach, Florida 32960
 Phone: (772) 564-8050 Fax: (772) 794-0647
 Email: admin@mmtsurveying.com