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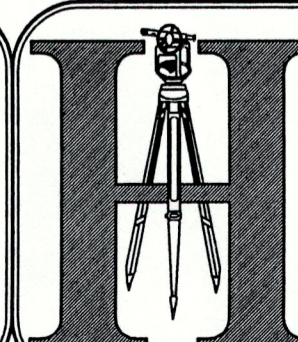
FOR A POINT OF COMMENCEMENT BEGIN AT A ONE AND ONE-QUARTER INCH IRON PIPE MARKING THE NORTHWEST CORNER OF BLOCK G, SEBASTIAN RIVER ESTATES, A5 RECORDED IN PLAT BOOK 11, PAGE 23, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN N 01 DEGREES 06 MINUTES 28 SECONDS W. AND ALONG THE EAST RIGHT OF WAY OF A 50.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF WISTERIA LANE, THENCE RUN S 88 DEGREE 18 MINUTES 36 SECONDS W A DISTANCE OF 50.00 FEET, THENCE RUN N 01 DEGREES 06 MINUTES 07 SECONDS W A DISTANCE OF 870.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE RUN S 88 DEGREES 17 MINUTES 51 SECONDS W A DISTANCE OF 105.00 FEET TO THE EAST RIGHT OF WAY LINE OF HIBISCUS AVENUE, A 50.00 FOOT WIDE RIGHT OF WAY, THENCE RUN N 01 DEGREES 06 MINUTES 07 SECONDS W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET, THENCE RUN N 88 DEGREES 17 MINUTES 51 SECONDS E A DISTANCE OF 105.00 FEET, THENCE RUN S 01 DEGREES 06 MINUTES 07 SECONDS E A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. LANDS 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. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG 1/2" REBAR
7. ALL FOUND RODS ARE A 5/8" ROD WITH A CAP AND LABELED ON SURVEY.
8. ALL FOUND REBAR ARE A 5/8" ROD UNLESS OTHERWISE NOTED.
9. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
10. BEARING BASE ON EAST LINE OF PARCEL.
11. ORIGINAL IRC BM: N8A30 EL.= 8.16" NAVD 88
12. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.

TIMOTHY LYSTLUND + DIANE LYSTLUND


WILLIAM E. HAYHURST
PROFESSIONAL LAND SURVEYOR + MAPPER
FLORIDA REGISTRATION NO 4416



SURVEY TYPE: BOUNDARY/TOPO		DATE:	REVISIONS:	BY:	FLOOD ZONE: X EFFECTIVE DATE: 03/17/2014 PNL NO.: 12090C0782 6
CHECKED BY:	W.E.H.				50 INDICATES EXISTING ELEVATION
DRAWN BY:	L.E.H.				50 INDICATES PROPOSED ELEVATION
FIELD BOOK:	385				50 INDICATES AS-BUILT ELEVATION
PAGE NO:	17				ELEVATIONS ARE FOR CALC. PURPOSES ONLY.
FIELD DATE:	06/11/20				
SCALE:	1"=20'				
JOB NO:	20-132				