

BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 4 in Block 2415 of
 PORT ST. LUCIE - SECTION
 THIRTY-FOUR
 according to the plat thereof
 as recorded in Plat Book 15
 pages 9, 9A through 9W
 of the Public Records of
 St. Lucie County, Florida.

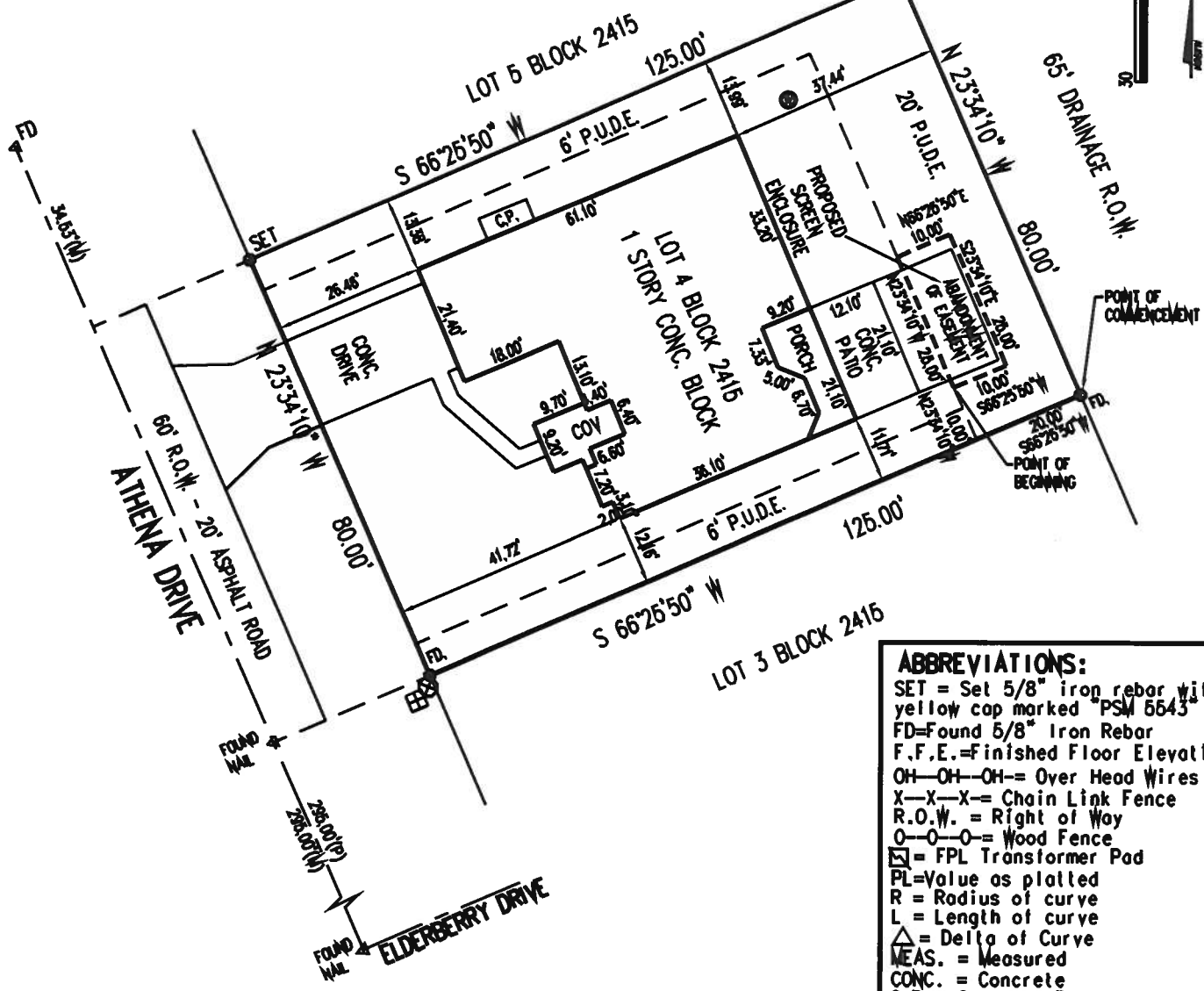
LEGAL DESCRIPTION - ABANDONMENT OF EASEMENT

A partial abandonment of easement being a part of the public utilities and drainage easement on the Northeast side of Lot 4 in Block 2415 of Port St. Lucie Section Thirty Four according to the plat thereof as recorded in Plat Book 15 pages 9, 9A through 9W of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Lot 4, thence run S66°25'50"W along the South line of said Lot 4, a distance of 20.00 feet to a point on the Southwesterly limit of the aforementioned public utilities and drainage easement, thence run N23°34'10"W along said Southwesterly limit, a distance of 10.00 feet to the Point of Beginning of said abandonment of easement; Thence continue N23°34'10"W along said Southwesterly limit, a distance of 25.00 feet to a point; Thence run N66°25'50"E a distance of 10.00 feet to a point; Thence run S23°34'10"E, a distance of 25.00 feet to a point; Thence run S66°25'50"W a distance of 10.00 feet to the Point of Beginning.

SURVEYORS NOTES:

1. Unless otherwise noted only platted easements are shown hereon.
2. No underground utilities or improvements were located unless otherwise shown.
3. This site lies within Flood Insurance Rate Map Zone X Map# 12111C0405K Dated 2/19/20.
4. Flood Zone shown hereon is an interpretation by the surveyor and is provided as a courtesy. The flood zone should be verified by a determination agency.
5. Bearings shown hereon are based on the Center line of ATHENA DRIVE as being N 23°34'10" W according to the Plat described hereon.
6. P.U.D.E. denotes Public Utilities and Drainage Easement.
7. All Lot dimensions shown are per plat unless otherwise shown.



ABBREVIATIONS:

- SET = Set 5/8" iron rebar with yellow cap marked "PSM 5543"
- FD=Found 5/8" Iron Rebar
- F.F.E.=Finished Floor Elevation
- OH-OH-OH= Over Head Wires
- X-X-X= Chain Link Fence
- R.O.W. = Right of Way
- O-O-O= Wood Fence
- ☐ = FPL Transformer Pad
- PL=Value as platted
- R = Radius of curve
- L = Length of curve
- Δ = Delta of Curve
- MEAS. = Measured
- CONC. = Concrete
- C.P. = Concrete Pad
- ⊞ = Water Meter
- ⊗ = Power Pole
- ⊠ = Utility Box
- = Well

4397 SW ATHENA DRIVE	
SCALE: 1"=30'	Atlantic Land Designs
DATE: 4/15/14	of the Treasure Coast, LB7468
DRAWN: AWP	704 NE Jensen Beach Blvd, Jensen Beach, FL 34957
2014-0253	Mailing Address:
DATE: 9/26/21	P.O. Box 1421 Jensen Beach, FL 34958
	ALD5543@gmail.com (772) 398-4290
	REVISIONS
	ADD ABANDONMENT OF EASEMENT
LAST FIELD DATE: 4/15/14	

Certified to: Joseph W. Bynum & Tiffany L. Bynum
 Angel Oak Funding, L.L.C., I.S.A.O.A., A.T.I.M.A.
 First International Title, Inc.
 First American Title Insurance Company

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field.

DocuSigned by:

James Cesiro
A1338D8A59FD4C1

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL