



SCALE: 1"=30'

1/2" IRON ROD - NO I.D.
N.W. BLOCK CORNER

606.76'(P)
606.80'(M)

Massive Oak Tree

The west side post will be 6 ft from property line, carport roof 6' away from property line

BEARING REFERENCE:
CENTER LINE OF ABODE AVENUE AS S. 89°58'11" E.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.
S.W. ABODE AVENUE

20' ASPHALT ROADWAY
60' RIGHT-OF-WAY

20' PARKWAY

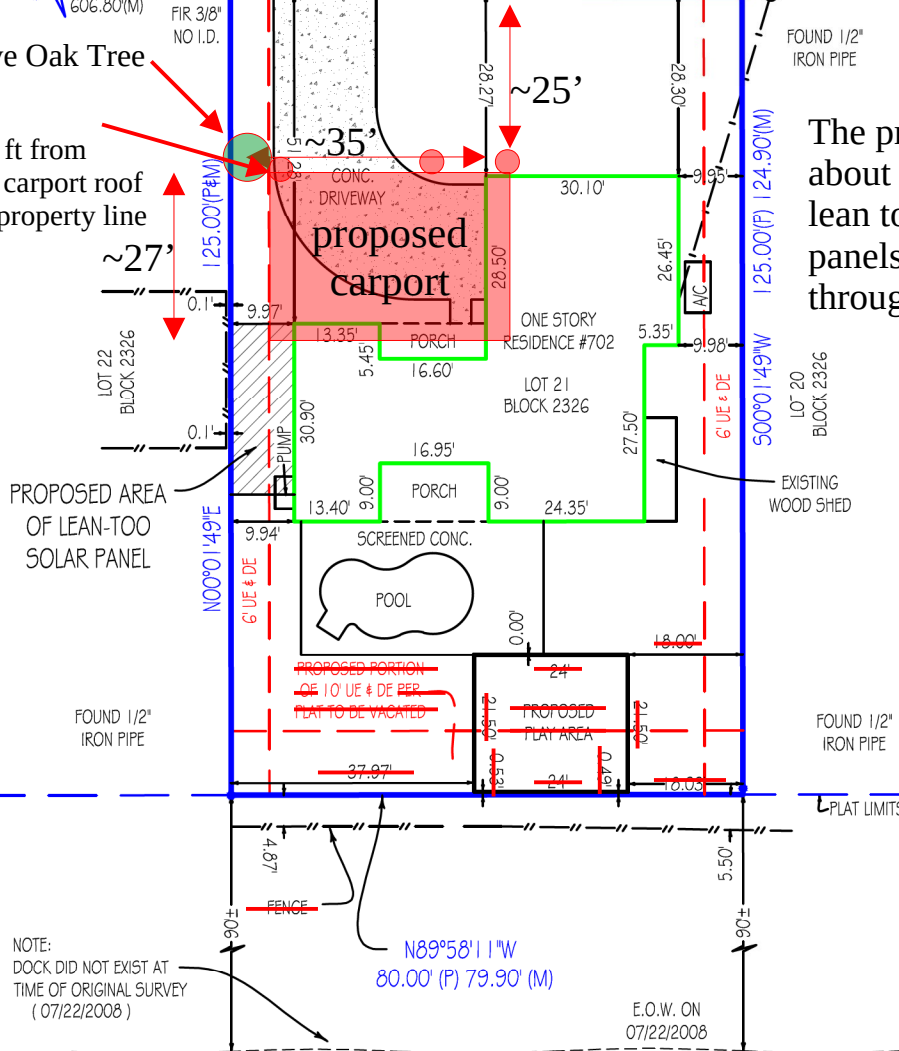
589°58'11"E 80.00'(P) 80.04'(M)

FOUND 1/2" IRON PIPE



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

The proposed carport will be about 35' x 27' = ~945 SQFT, lean to design, roof to be clear panels to allow sunlight through.



NOTE:
DOCK DID NOT EXIST AT
TIME OF ORIGINAL SURVEY
(07/22/2008)

N89°58'11"W
80.00'(P) 79.90'(M)

E.O.W. ON
07/22/2008

C. & S. F.F.C.D. CANAL NO. C-23

(CONTROLLING THE WATER LEVELS AND THE MOVEMENT OF WATER FROM ONE PLACE TO ANOTHER FOR WATER SUPPLY, FLOOD CONTROL, DRAINAGE, AND NAVIGATION (DOI:10.13140/RG.2.1.2362.2642))

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

6' UTILITY AND DRAINAGE EASEMENT ALONG EAST AND WEST PROPERTY LINES
10' UTILITY AND DRAINAGE EASEMENT ALONG SOUTH PROPERTY LINE
A/C PAD EXTENDS INTO EAST EASEMENT

Rev.: 10/06/2022 B. ZAB
Rev.: 10/28/2022 ADD SHED B. ZAB
Rev.: 11/01/2022 A/M REVISE B. ZAB
Rev.: 11/01/2022 P/M REVISE B. ZAB
Rev.: 11/09/2022 REVISE SHED B. ZAB
Rev.: 11/15/2022 REVISE SHED TO PLAY AREA B. ZAB

Rev.: 12/07/2022 REVISE B. ZAB

Original Job Numbers:
01-52409-SE
97897-SE

This survey has been issued by the following
Landtec Surveying office:

700 W. Hillsboro Blvd. Suite 4-100
Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.Landtecsurvey.com

Elevations, if shown:

Benchmark: XXXXXXXXX

Benchmark Elev.: XXXX

Benchmark Datum: XXXX

Elevations on Drawing are in:

N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

Rev.: 11/04/2019 Site Plan B. ZAB

Rev.: 11/08/2019 B. ZAB

Rev.: 02/20/2020 B. ZAB

Rev.: 09/15/2022 B. ZAB

Rev.: 09/21/2022 B. ZAB

Job No.: 153110-SE

Date of Field Work : 07/22/2008

Drawn by: C. FERRARA

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TYPE OF SURVEY:

- ☒ BOUNDARY ☒ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☒ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Property Improvements

LEGAL DESCRIPTION:

LOT 21, BLOCK 2326, PORT ST LUCIE THIRTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE(S) 1-1A-1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PROPERTY ADDRESS:

702 SW ABODE AVENUE
 PORT SAINT LUCIE, FL 34953

INVOICE NUMBER: 153110-SE

DATE OF FIELD WORK: 10/28/2022

CERTIFIED TO

JARED GREENBERG

FLOOD ZONE: X

FLOOD MAP: 12111C

PANEL: 0405

SUFFIX: J

PANEL DATE: 02/16/2012

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988

COMMUNITY NUMBER: 120287

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

6' UTILITY AND DRAINAGE EASEMENT ALONG EAST AND WEST PROPERTY LINES

10' UTILITY AND DRAINAGE EASEMENT ALONG SOUTH PROPERTY LINE

A/C PAD EXTENDS INTO EAST EASEMENT

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	DE = DRAINAGE EASEMENT	P = PLAT	QTR = QUARTER
B.S.L. = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE	R = RADIUS
C/O = CLEANOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	RNG = RANGE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER	SEC = SECTION
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION	TR = TELEPHONE RISER
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING	TWP = TOWNSHIP
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	L = LEGAL DESCRIPTION	PP = POOL PUMP	UP = UTILITY POLE
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE	WM = WATER METER
CR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY	WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⚡ = UTILITY POLE	⊕ = WELL	♿ = HANDICAP PARKING SPACE
☆ = LIGHT POLE	⊙ = CENTER LINE	
☐ = CATCH BASIN	⌈ = PARTY WALL	
⚡ = FIRE HYDRANT	A/C = AIR CONDITIONER	⊕ = SEC. QTR. CORNER
⊗ = MANHOLE	⊕ = SEPTIC LID	
⚡ = WATER VALVE	X = ELEV. SHOT	⊕ = SECTION CORNER
□WM = WATER METER		

LINETYPES:

BOUNDARY	— x — x —
BUILDING	— // — //
EASEMENT	— - - - -
CHAIN LINK FENCE	— x — x —
WOOD FENCE	— // — //
PLASTIC FENCE	— o — o —
OVERHEAD CABLE	— i — i —

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder
 DN: c=US, o=LANDTEC SURVEYING INC,
 dnQualifier=A01410C00000180E1EC7817000C
 CA2C, cn=Andrew Snyder
 Date: 2022.12.13 15:15:18 -05'00'
 Adobe Acrobat version: 2022.003.20282

SIGNATURE _____

DATE: 12/07/2022

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL
 OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

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