

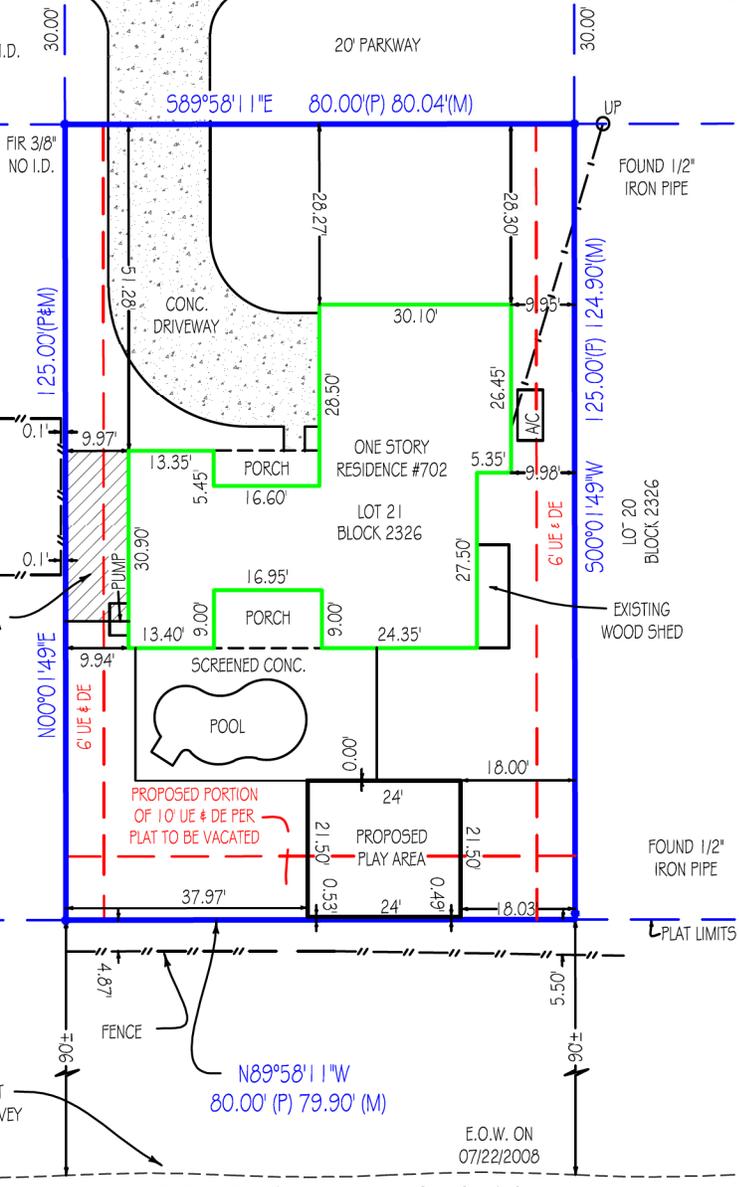


BEARING REFERENCE:
 CENTER LINE OF ABODE AVENUE AS S. 89°58'11" E.
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.
S. W. ABODE AVENUE

SCALE: 1"=30'

1.25" 1/2" IRON ROD - NO I.D.
 N.W. BLOCK CORNER

606.76'(F)
 606.80'(M)



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

PROPOSED AREA
 OF LEAN-TOO
 SOLAR PANEL

NOTE:
 DOCK DID NOT EXIST AT
 TIME OF ORIGINAL SURVEY
 (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

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



TYPE OF SURVEY: <input checked="" type="checkbox"/> BOUNDARY <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> ALTA/NSPS <input checked="" type="checkbox"/> TOPOGRAPHIC <input type="checkbox"/> SPECIAL PURPOSE	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW): Property Improvements
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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
B.S.L = BUILDING SETBACK LINE	EL OR ELEV = ELEVATION	PC = POINT OF CURVE
C/O = CLEANOUT	EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE
CA = CENTRAL ANGLE	FIR = FOUND IRON ROD	PH = POOL HEATER
CATV = CABLE TV RISER	FN = FOUND NAIL	PI = POINT OF INTERSECTION
CF = CALCULATED FROM FIELD	FND = FOUND	POB = POINT OF BEGINNING
CH = CHORD DISTANCE	HFA = HELD FOR ALIGNMENT	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	L = LEGAL DESCRIPTION	PP = POOL PUMP
CP = CONTROLLING POINT	M = MEASURED	PRC = POINT OF REVERSE CURVE
OR = CALCULATED FROM RECORD	OHC = OVERHEAD CABLE	PT = POINT OF TANGENCY
		QTR = QUARTER
		R = RADIUS
		RNG = RANGE
		SEC = SECTION
		TR = TELEPHONE RISER
		TWP = TOWNSHIP
		UE = UTILITY EASEMENT
		UP = UTILITY POLE
		WM = WATER METER
		WV = WATER VALVE

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

= UTILITY POLE	= WELL
= LIGHT POLE	= CENTER LINE
= CATCH BASIN	= PARTY WALL
= FIRE HYDRANT	= AIR CONDITIONER
= MANHOLE	= SEPTIC LID
= WATER VALVE	= ELEV. SHOT
= WATER METER	= SEC. QTR. CORNER
	= SECTION CORNER

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. 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.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. 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.

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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