

BOUNDARY SURVEY

Prepared For: Paula D'Ippolito

LEGAL DESCRIPTION

Lots 36 and 37, Block 1323, PORT ST. LUCIE SECTION ELEVEN,
according to the Plat thereof, recorded in Plat Book 12, Pages
51, 51A-51E, Public Records of St. Lucie County, Florida

Address:

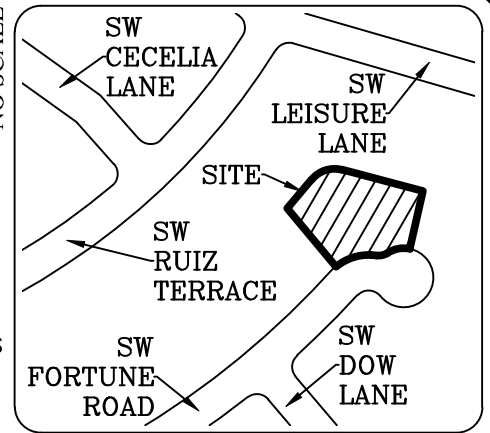
1517 SW Fortune Road, Port Saint Lucie, FL 34953

Parcel ID: 3420-550-0684-000-7

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON FEBRUARY 10, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF AERO LAND SURVEYORS - FLORIDA SOUTH EAST, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 10, 2025.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 24,725.41 SQUARE FEET (0.568 ACRES).
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE THE CENTER LINE SW FORTUNE ROAD, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TOPCON HARDWARE TOGETHER WITH MAGNET SURVEY REALTIME PROCESSING AND WAS BASED ON "L-NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. FENCE ENCROACHES INTO DRAINAGE RIGHT-OF-WAY TO 5.9 FEET. FENCE LINE ENCROACHES INTO LOT 35 FROM 0.4 FEET TO 2.6 FEET. GARAGE ENCROACHES INTO P.U.D.E. FROM 4.5 FEET TO 7.3 FEET.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0275J HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE



SYMBOL &

ABBREVIATION LEGEND:

	PAVER BRICK
	CONCRETE
CMP	CORRUGATED METAL PIPE
EM	ELECTRIC METER
	CENTER LINE
R/W	RIGHT-OF-WAY
	SET 5/8" IRC (LB 8509)
	SET MAG NAIL AND DISK (LB 8509)
	WOOD POWER POLE
	OVER HEAD WIRES
	AIR CONDITIONER
FE	FENCE
COR.	CORNER
EOP	EDGE OF PAVEMENT
C.B.S.	CONCRETE BLOCK STRUCTURE
L	LENGTH
LB	LICENSED BUSINESS
R	RADIUS
TOB	TOP OF BANK
Δ	DELTA
FND	FOUND
IR	IRON ROD
IRC	IRON ROD WITH CAP
(C)	CALCULATED
(P)	PER PLAT
CONC.	CONCRETE
LP	LIQUID PROPANE
PLNTR	PLANTER
P.U.D.E.	PUBLIC UTILITIES AND DRAINAGE EASEMENT



L.B. CERTIFICATE OF AUTHORIZATION 8509

AERO LAND SURVEYORS
FLORIDA SOUTHEAST, INC.
570 SE PORT ST LUCIE BLVD,
PORT ST. LUCIE, FL 34984
TEL. 772-237-4993
EMAIL: FSE@AEROLANDSURVEYORS.COM

NOTE: LOCATIONS AND EXISTENCE OF ANY
SUBSURFACE UTILITIES AND/OR STRUCTURES NOT
READILY VISIBLE, ARE NOT CERTIFIED. THE
CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY
DIRECTION DURING THE MONTH OF FEBRUARY, 2025 AND POINTS THAT WERE
FOUND OR SET ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

LOTS:36 AND 37 BLOCK:1323

PLAT BOOK AND PAGE: BOOK 12, PAGES 51, 51A-51E

MAP OF: "PORT ST. LUCIE SECTION ELEVEN"

COUNTY TAX MAP ID: 3420-550-0684-000-7

SITUATED IN: ST. LUCIE COUNTY, FLORIDA

CERTIFIED TO: PAULA D'IPPOLITO

AND CITY OF PORT ST. LUCIE

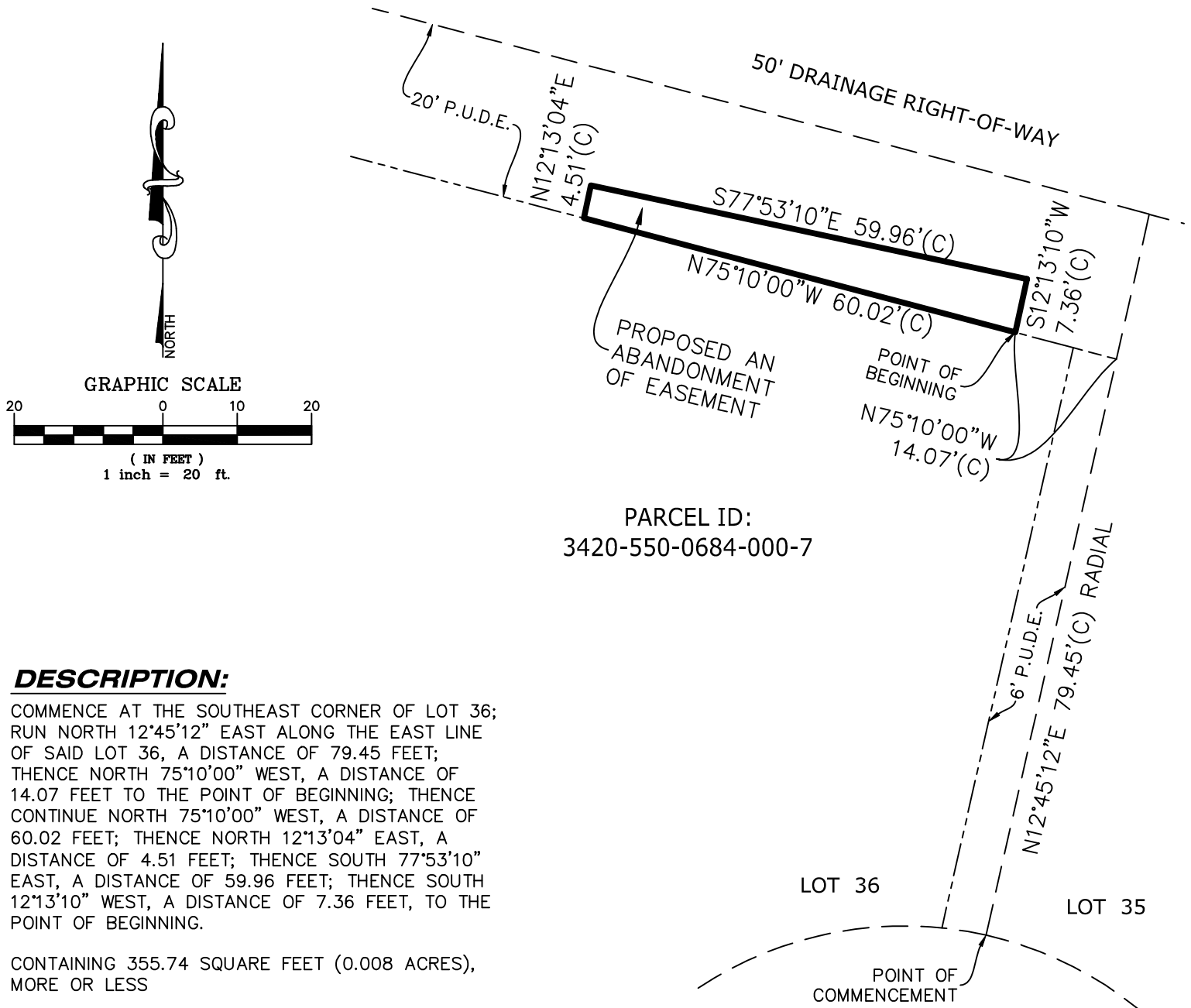
CHRISTOPHER HENN SIGNATURE DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #6608

JOB NO.: FSE25-534
DATE: FEBRUARY 10, 2025

SHEET 1 OF 3

EXHIBIT "C"

SKETCH AND DESCRIPTION OF PROPOSED AN ABANDONMENT OF EASEMENT (NOT A SURVEY)



DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 36;
RUN NORTH 12°45'12" EAST ALONG THE EAST LINE
OF SAID LOT 36, A DISTANCE OF 79.45 FEET;
THENCE NORTH 75°10'00" WEST, A DISTANCE OF
14.07 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE NORTH 75°10'00" WEST, A DISTANCE OF
60.02 FEET; THENCE NORTH 12°13'04" EAST, A
DISTANCE OF 4.51 FEET; THENCE SOUTH 77°53'10"
EAST, A DISTANCE OF 59.96 FEET; THENCE SOUTH
12°13'10" WEST, A DISTANCE OF 7.36 FEET, TO THE
POINT OF BEGINNING.

CONTAINING 355.74 SQUARE FEET (0.008 ACRES),
MORE OR LESS



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SHEET 3 OF 3

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	40.47'	50.00'	46°22'17"
C2	18.69'	25.00'	42°50'01"
C3	9.11'	85.00'	06°08'28"
C4	63.76'	85.00'	42°58'44"



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