

BOUNDARY SURVEY

LEGAL DESCRIPTION:

(Supplied by Client)

LOT 12 IN BLOCK 2374 OF PORT ST. LUCIE SECTION THIRTY-FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 9, PAGES 9A THROUGH 9W, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
 FD = FOUND 5/8 IRON REBAR
 R/W = RIGHT OF WAY
 (M) = MEASURED
 (P) = PLATTED
 (C) = CALCULATED
 R = RADIUS OF CURVE
 L = LENGTH OF CURVE
 D= DELTA OF CURVE
 FFE = FINISHED FLOOR ELEVATION
 OH-OH-OH- = OVERHEAD WIRES
 X-X-X- = CHAINLINK FENCE
 -□-□-□- = PLASTIC FENCE
 O-O-O- = WOOD FENCE
 CONC. = CONCRETE
 C.P. = CONCRETE PAD
 Cov. = COVERED

☒ WATER METER ☒ POWER POLE ☒ ELECTRIC BOX

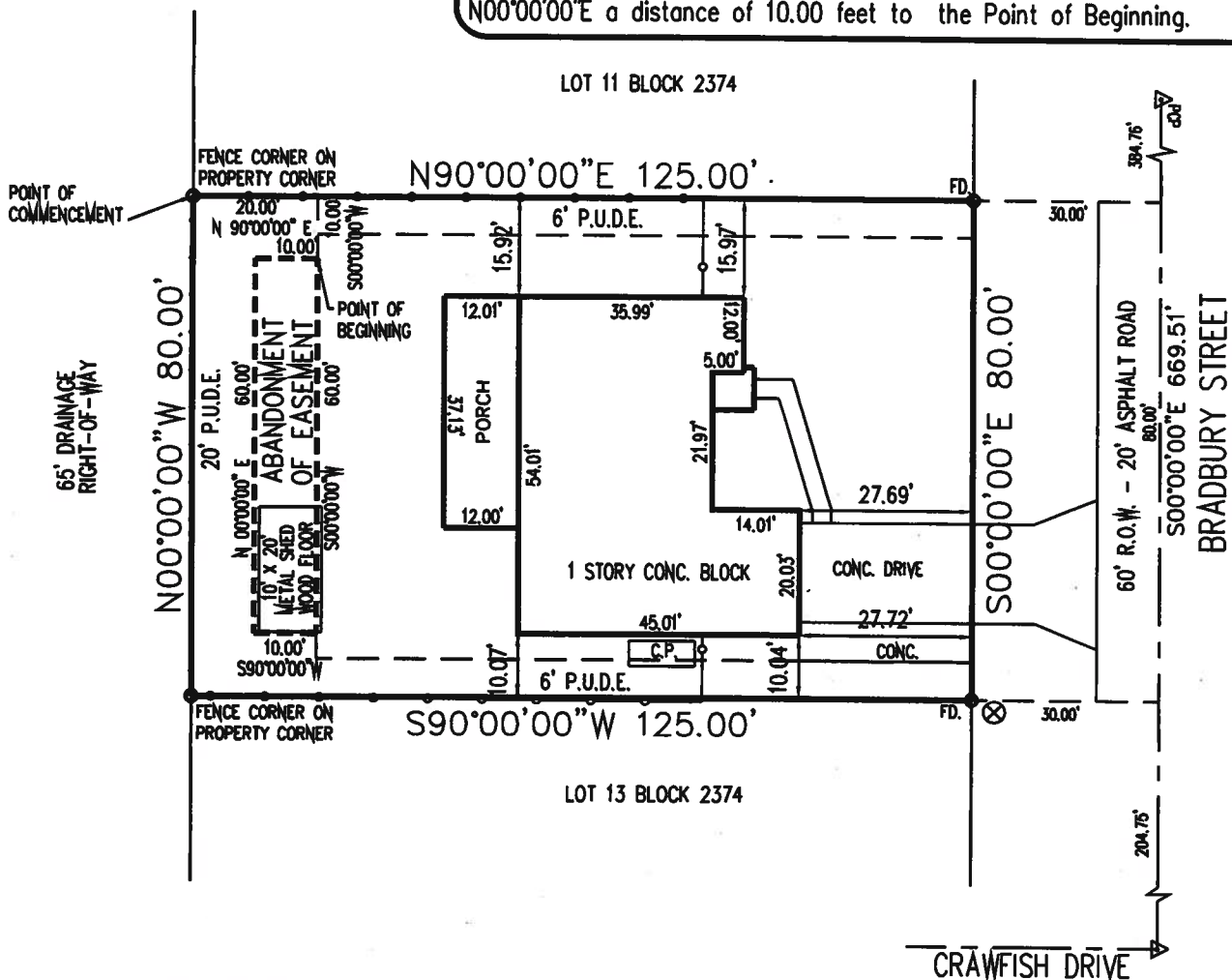
SURVEYORS NOTES:

- UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
- ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0405 K DATED: 2-19-20.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF BRADBURY STREET AS BEING N00°00'00"E ACCORDING TO THE PLAT DESCRIBED HEREON.
- P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT. U.E. DENOTES UTILITY EASEMENT.
- THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS MORTGAGE FINANCING. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

LEGAL DESCRIPTION: (ABANDONMENT OF EASEMENT)

An Abandonment of Easement being part of the 20 foot public utilities and drainage easement lying along the West line of Lot 12 Block 2374 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 described as follow:

Commence at the at the Northwest corner of said Lot 12, thence run N90°00'00"E, along the North line said Lot 12 a distance of 20.00 feet to the East line of the aforementioned 20 foot public utilities and drainage easement; thence run S00°00'00"W along said easement line a distance of 10.00 feet to the Point of Beginning of the aforementioned Abandonment of Easement; thence continue along said East easement line S00°00'00"W a distance of 60.00 feet to a point; thence run S90°00'00"W a distance of 10.00 feet; thence run N00°00'00"E a distance of 60.00 feet; thence run N00°00'00"E a distance of 10.00 feet to the Point of Beginning.



4642 SW BRADBURY STREET

SCALE: 1"=30'

DATE: 6/21/20

DRAWN: JC

2020-0440

DATE: 12/17/20

Atlantic Land Designs
 of the Treasure Coast, LB7468
 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
 Mailing Address:
 P.O. Box 1421 Jensen Beach, FL 34958
 ALD5543@gmail.com (772) 398-4290

REVISIONS
 ABANDONMENT OF EASEMENT

LAST FIELD DATE: 6/18/20

Certified to: Michael R. and Dianne M. Cook
 FBC Mortgage, LLC ISAOA ATIMA
 Christopher J. Tjohey, P.A.
 Old Republic National 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.

James A. Cesiro Jr.
 Digitally signed by James A. Cesiro Jr.
 DN: cn=James A. Cesiro Jr., o=Atlantic Land Designs of the TC, Inc., ou, email=ALD5543@gmail.com, c=US
 Date: 2020.12.18 05:54:11 -0500

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

JIM CESIRO
 CERTIFICATE
 PSM 5543
 STATE OF
 FLORIDA
 REGISTERED SURVEYOR & MAPPER