

LEGAL DESCRIPTION:

(ABANDONMENT OF EASEMENT)

An abandonment of easement being a part of the public utilities and drainage easement on the North side of LOT 2 IN BLOCK 1828 OF PORT ST. LUCIE SECTION THIRTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 10, PAGES 10A THROUGH 10P, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, being more particularly described as follows:

The South 10.90 feet of the North 20.00 feet of said Lot 2 in Block 1828, less and except the East and West 10.00 feet thereof. Containing 654 square feet, 0.015 acres.

ABBREVIATIONS:

○ = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
 IR = 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
 PVR = PAVERS
 PCNR = PROPERTY CORNER
 PLINE = PROPERTY LINE
 PROP = PROPOSED
 OH-OH-OH- = OVERHEAD WIRES
 X-X-X- = CHAINLINK FENCE
 □-□-□- = PLASTIC FENCE
 O-O-O- = WOOD FENCE
 CONC = CONCRETE
 CP = CONCRETE PAD
 COV = COVERED

SYMBOLS:

□ = CATCH BASIN
 [E] = ELECTRIC BOX
 = FIRE HYDRANT
 = FPL TRANSFORMER
 (—) = GUY WIRE
 = LIGHT POLE
 = WOOD POWER POLE
 = SEWER VALVE
 = WATER METER
 = WATER VALVE
 = WELL

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE INDICATED.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0275J DATED: 2-16-12.
5. 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.
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF TANFORAN BLVD AS BEING N89°56'27"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS ABANDONMENT OF EASEMENT. ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.

SHEET 1 OF 2

2681 SW Tanforan Boulevard

SCALE: 1"=40'

DATE: 5/8/25

DRAWN: LW\JC

2025-0135

DATE:

5/20/25

Atlantic Land Designsof 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

REVISE PER CITY COMMENTS

LAST FIELD DATE: 3/5/25

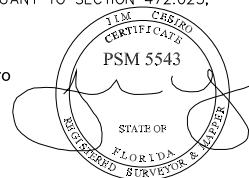
Certified to: Villegas Residence

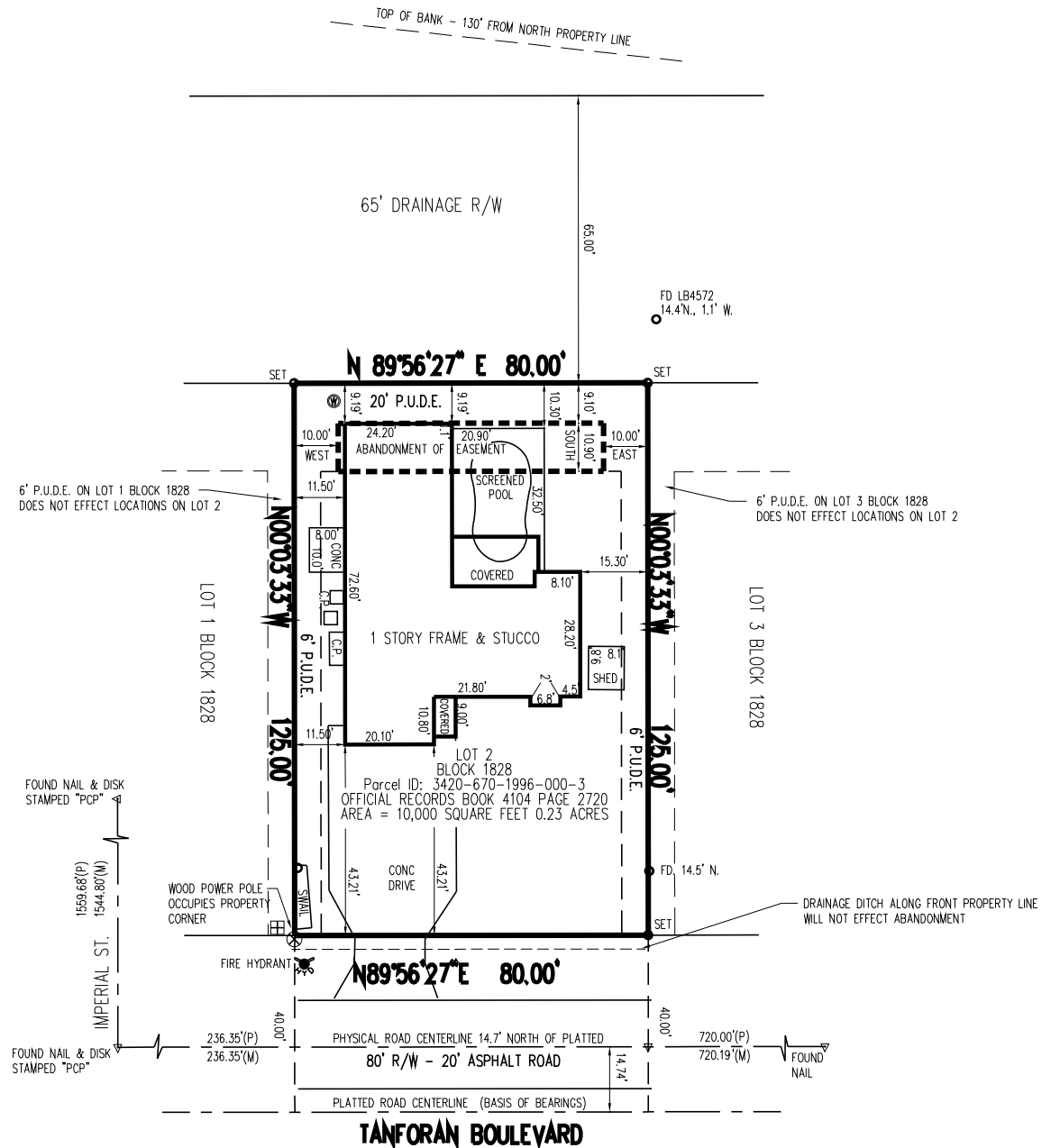
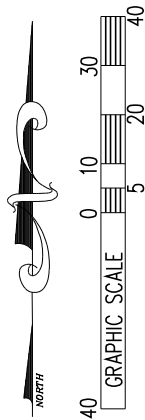
CITY OF PORT ST. LUCIE FLORIDA

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

James A CesiroDigitally signed by James A Cesiro
Date: 2025.05.20 07:58:12 -04'00'

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 5543
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL





SHEET 2 OF 2

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