

**MEMORANDUM**

TO: Maxine Snape, Permitting Specialist, Public Works  
FROM: Tom Kiernan, P.S.M. City Surveyor  
RE: 144 SW Carter avenue, PSL  
Subject: Partial Easement Abandonment.

Dear Maxine:

We have reviewed the attached survey and legal description submitted to the City dated December 15, 2025, and find this to be acceptable for the intended use.

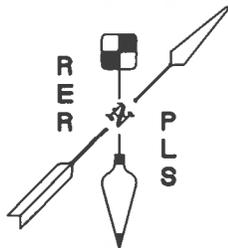
Should you have any questions or require additional information, please feel free to contact me at 772-873-6407.

Sincerely,

  
Thomas Kiernan

Thomas P. Kiernan, P.S.M.  
City Surveyor

c: File



# ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR

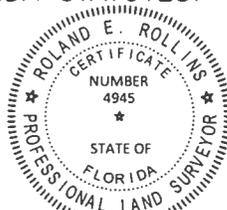
3221 SW CRUMPACKER STREET  
PORT ST. LUCIE, FLORIDA 34953  
772-873-4700

## EXHIBIT "A"

### SKETCH AND LEGAL DESCRIPTION:

A TRACT OF LAND FOR THE PURPOSE OF AN ABANDONMENT OF EASEMENT LYING IN LOT 57, BLOCK 206, PORT ST. LUCIE SECTION 13, AS RECORDED IN PLAT BOOK 13, PAGES 4, 4A THROUGH 4M OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 57, BLOCK 206, PORT ST. LUCIE SECTION 13, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ELKHAM WATERWAY; THENCE NORTH 00°03'30" WEST, ALONG THE EAST LINE OF SAID LOT 57, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89°56'30" WEST, ALONG A LINE 10.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'30" WEST, ALONG A LINE 10.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 68.00 FEET TO A POINT; THENCE NORTH 00°03'30" WEST, ALONG A LINE 6.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 57, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 89°56'30" EAST, ALONG A LINE 20.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 68.00 FEET TO A POINT; THENCE SOUTH 00°03'30" EAST, ALONG A LINE 6.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 57, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.016 ACRE OF LAND MORE OR LESS.

ADDENDUM		DATE	BY	CHECKED	PLOT DATE AND TIME: 12/15/2025 1:00 PM EST
SKETCH AND LEGAL DESCRIPTION		12/11/25	R.E.R.	R.E.R.	
CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT: CERTIFY TO: 1) ROBERT F. BAILEY 2) CITY OF PORT ST. LUCIE			I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		
NOTES: 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD. 2) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED. 3) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			12/15/2025  ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NUMBER 4945		
			ROLAND E. ROLLINS PROFESSIONAL LAND SURVEYOR FLORIDA REGISTRATION NUMBER 4945		DATE
			JOB NUMBER: RR251101LD		PAGE ONE OF TWO

# SKETCH AND LEGAL DESCRIPTION

THIS SKETCH IS NOT A BOUNDARY SURVEY

NOTE: THE BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF CARTER AVENUE AND THE NORTH LINE OF LOT 57, BLOCK 206, PORT ST. LUCIE SECTION 13 (SEE LEGAL DESCRIPTION) WHICH BEARS NORTH 89°56'30" EAST

PARCEL IDENTIFICATION NUMBER: 3420-560-0064-000-6

ADDRESS OF SUBJECT PROPERTY:  
144 SW CARTER AVENUE, PORT ST. LUCIE, FLORIDA

## CARTER AVENUE

(60.00' WIDE RIGHT-OF-WAY)  
N 89°56'30" E (P) 80.00' (P)

