

LEGEND

CE = COVERED ENTRY
 CL = CENTERLINE
 CMP = CORRUGATED METAL PIPE
 CO = CLEAN OUT
 CONC = CONCRETE
 COR = CORNER
 CS = CONCRETE SLAB
 CW = CONCRETE WALK
 DUE = DRAINAGE AND UTILITY EASEMENT
 EP = EDGE OF PAVEMENT
 HW = HEADWALL
 ID = IDENTIFICATION
 LB = LICENSED BUSINESS
 OH = OVERHEAD ELECTRIC
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 (PC) = POINT OF CURVATURE
 PG = PAGE
 PK&D = PARKER KALON NAIL & DISK
 R/W = RIGHT OF WAY
 SF = SQUARE FEET
 TR = TELEPHONE RISER
 WM = WATER METER
 Δ = DELTA OF CURVE
 R = RADIUS OF CURVE
 L = LENGTH OF CURVE
 ● = WOOD POWER POLE
 ▲ = SET NAIL & DISK "LB 8206"
 UNLESS OTHERWISE NOTED

LINE CHART

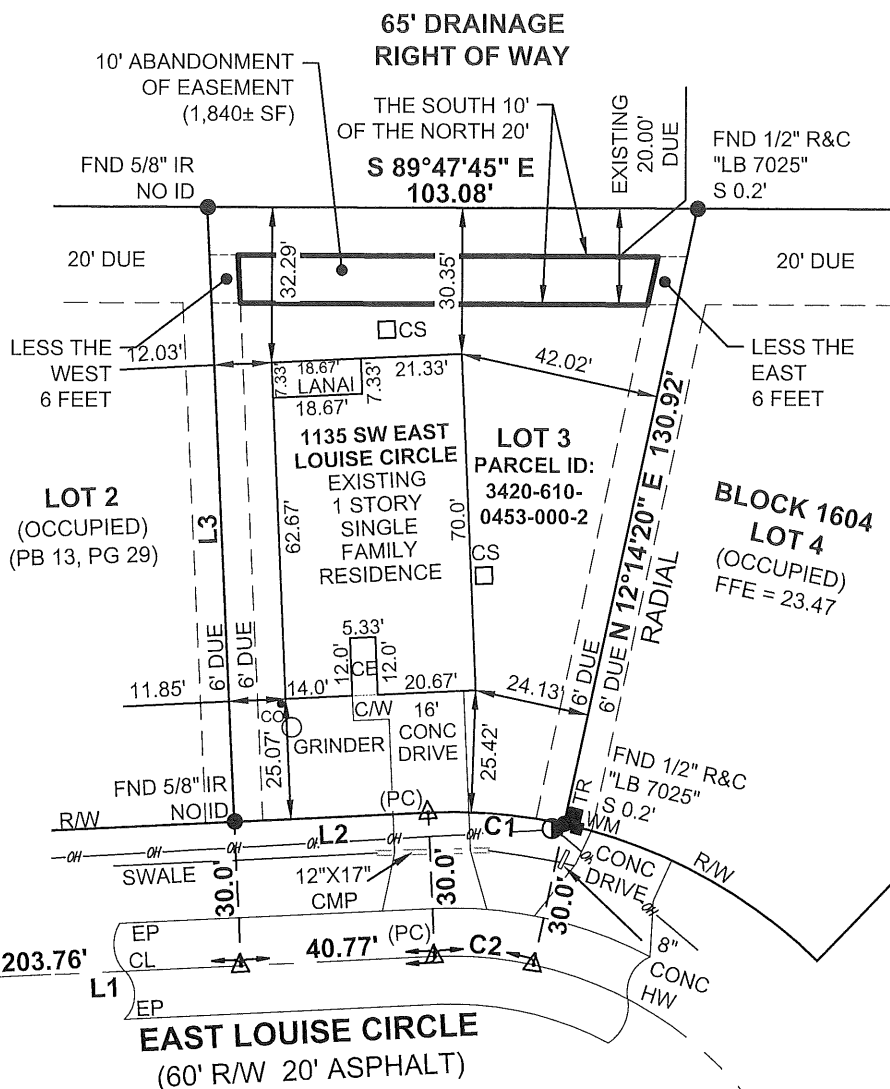
L1 (BASIS OF BEARINGS)
 N 87°16'50" E 244.53'
 L2
 N 87°16'50" E 40.77'
 L3
 N 02°43'10" W 128.01'

CURVE CHART

C1	C2
R= 110.00'	R= 80.00'
L= 28.72'	L= 20.89'
Δ= 14°57'30"	Δ= 14°57'30"

SURVEYOR NOTES:

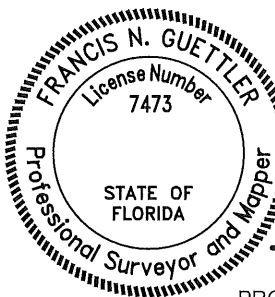
1. BEARINGS SHOWN HEREON ARE BASED UPON A PLATTED MERIDIAN ALONG THE CENTERLINE OF EAST LOUISE CIRCLE, HAVING A PLATTED BEARING OF N 87°16'50" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. PROPERTY LIES IN A NOT PRINTED PANEL, F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0275J, DATED 2/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.
3. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER PLAT AND FIELD MEASURED UNLESS OTHERWISE NOTED.
4. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
6. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL, OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. LOT CONTAINS 10,932 SQUARE FEET MORE OR LESS.
8. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.
9. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD USING FEET.
10. SUBJECT PARCEL MAILING ADDRESS IS 1135 SW EAST LOUISE CIRCLE, PORT SAINT LUCIE, FLORIDA, 34953.
11. ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.



LEGAL DESCRIPTION: (ABANDONMENT OF EASEMENT)

AN ABANDONMENT OF EASEMENT BEING A PART OF THE PUBLIC DRAINAGE AND UTILITY EASEMENTS ON THE NORTH SIDE OF LOT 3 IN BLOCK 1604 OF PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 10 FEET OF THE NORTH 20 FEET OF SAID LOT 3, LESS AND EXCEPT THE EAST AND WEST 6 FEET THEREOF. CONTAINING WITHIN SAID BOUNDS 870 SQUARE FEET OR 0.02 ACRES MORE OR LESS.



FRANCIS N. GUETTLER
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA (PSM)#7473

JOB No.:	DRAWN BY:	BY:	DATE:	REVISIONS
21-2229	SC	SC	08/19/25	REVISED PER COMMENTS
	APPROVED BY:	SC	08/27/25	REVISED PER COMMENTS
	F.N.G.			
SHEET:	SCALE:			
1 OF 1	1" = 40'			
	DATE:			
	7/16/25			

SPECIFIC PURPOSE BOUNDARY SURVEY
 FOR ABANDONMENT OF EASEMENT
 PREPARED FOR
 CITY OF PORT SAINT LUCIE,
 GIOVANNY RIVERA SANCHEZ



VELCON
 ENGINEERING &
 SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
 PORT ST. LUCIE, FL 34986
 PHONE: (772) 879-0477
 CERTIFICATE OF AUTHORIZATION NO. LB 8206