

SKETCH AND DESCRIPTION OF
1682 SW FLINT STREET
PORT ST. LUCIE, FL 34953
PREPARED FOR:
PAUL BURGOON

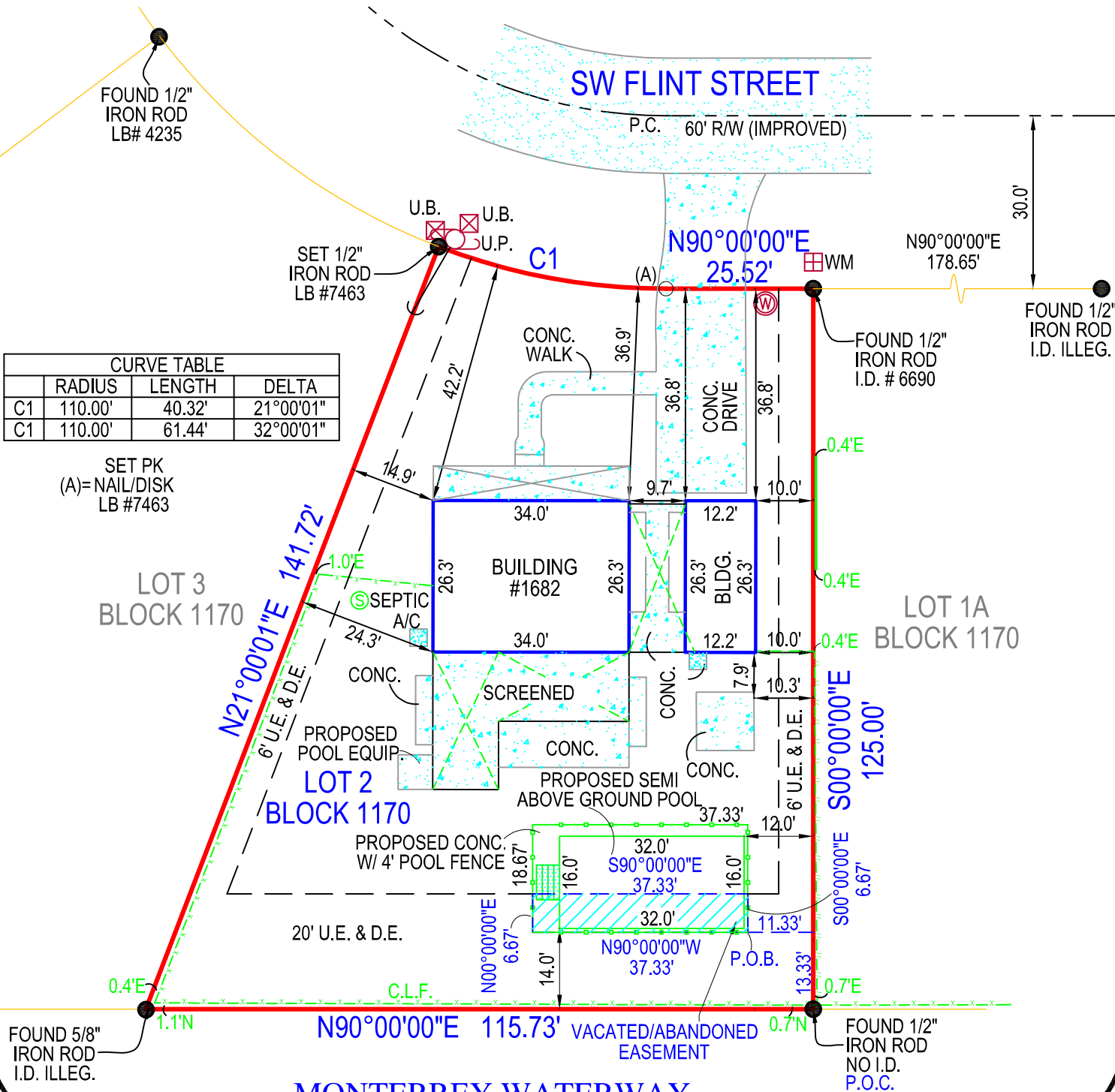
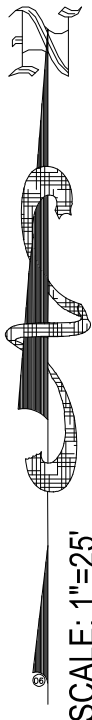


6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL
33407
PHONE: 561.640.4800
FAX: 561.640.0576
WWW.COMPASSSURVEYING.NET
LB #7463

LEGEND

- A/C AIR CONDITIONER
B.F.P. BACKFLOW PREVENTER
C.B.S. CONCRETE BLOCK STRUCTURE
EL. ELEVATION
F.F. FINISHED FLOOR
I.D. IDENTIFICATION
L. LENGTH
L.B. LICENSED BUSINESS
M. MEASURED
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
P. PLAT
PSM PROFESSIONAL SURVEYOR AND MAPPER
P.R.M. PERMANENT REFERENCE MONUMENT
PG. PAGE
P.B. PLAT BOOK
PK PARKER KYLON NAIL
R. RADIUS
R/W RIGHT OF WAY
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
C. CENTERLINE
& AND
NUMBER
Δ DELTA OR CENTRAL ANGLE
CONCRETE
CHAIN LINK FENCE
WOOD FENCE
MISCELLANEOUS FENCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

Project C-745346	Sheet 2 OF 2
Date 04/23/2026	
Scale 1"=25'	



CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	110.00'	40.32'	21°00'01"
C1	110.00'	61.44'	32°00'01"

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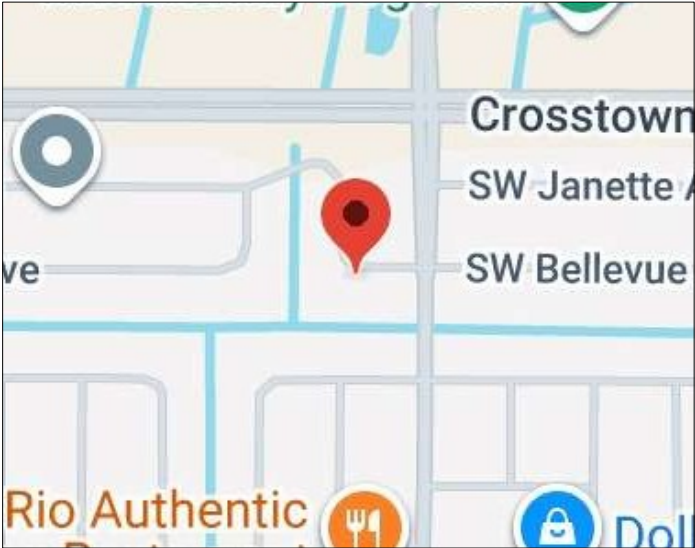
Project C-745346	Sheet 1 OF 2
Date 04/23/2026	
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LEGAL DESCRIPTION FOR VACATED/ABANDONED EASEMENT

TO ABANDON A PORTION OF THE 20 FOOT UTILITY AND DRAINAGE EASEMENT LYING IN LOT 2, BLOCK 1170, PORT ST. LUCIE SECTION EIGHT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 38A 38I, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE N 00°00'00" E, ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 13.33 FEET; THENCE N 90°00'00" W, A DISTANCE OF 11.33 FEET TO THE POINT OF BEGINNING OF THE VACATED PORTION; THENCE N 90°00'00" W, A DISTANCE OF 37.33 FEET; THENCE N 00°00'00" E, A DISTANCE OF 6.67 FEET TO THE NORTH LINE OF THE AFOREMENTIONED EASEMENT; THENCE N 00°00'00" E, A DISTANCE OF 37.33 FEET; THENCE S 00°00'00" E, A DISTANCE OF 6.67 FEET TO THE POINT OF BEGINNING.

Flood Zone: X
Community Number: 120287
Panel: 12111C0275
Suffix: J
FIRM Date: 02/16/2012

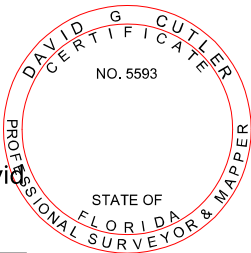


VICINITY MAP
NOT TO SCALE

- NOTES:
- 1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
 - 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY PROPERTY LINE, HAVING A BEARING OF N90°00'00"E.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by David G Cutler
Date: 2026.05.26 12:40:48 -04'00'
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 367951

DATE OF FIELDWORK: 04/23/2026
DATE OF MAP: 04/24/2026
REVISIONS:
1. REVISE SKETCH: 05-01-2026
2. ADDRESS COMMENTS: 05-26-2026