

BOUNDARY SURVEY
 PREPARED FOR:
SHARRAINE RIGG-STEWART

10' ABANDONMENT EASEMENT

LEGAL DESCRIPTION:

LOT 22 IN BLOCK 2036 OF PORT ST. LUCIE SECTION TWENTY TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 28, PAGES 28A THROUGH 28G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 10,025 SQUARE FEET OR 0.230 ACRES, MORE OR LESS.

ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLATTED
- CBS = CONCRETE BLOCK STRUCTURE
- CMP = CORRUGATED METAL PIPE
- CLF = CHAIN LINK FENCE
- CNS = COULD NOT SET
- CONC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND 5/8" IRON REBAR
- IRC = 5/8" IRON REBAR WITH PLASTIC CAP
- IR = 5/8" IRON REBAR
- LB = LICENSED BUSINESS
- PCOR = PROPERTY CORNER
- (PC) = POINT OF CURVATURE
- (PI) = POINT OF INTERSECTION
- (PT) = POINT OF TANGENCY
- PL = PROPERTY LINE
- PLS = PROFESSIONAL LAND SURVEYOR
- PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- Δ = DELTA OF CURVE
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

SURVEYOR'S REPORT:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0405 K, EFFECTIVE DATE FEBRUARY 19, 2020.
4. 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.
5. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT). THE EAST LINE OF LOT 22 ASSUMED TO BEAR S18°53'30"E.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
7. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
8. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

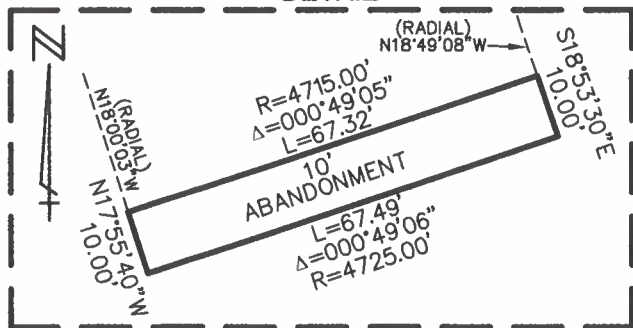
EASEMENT ABANDONMENT DESCRIPTION:

THE SOUTH 10.00 FEET OF THE NORTH 20.00 FEET OF LOT 22 IN BLOCK 2036 OF PORT ST. LUCIE SECTION TWENTY-TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 28, PAGES 28A THROUGH 28G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE EAST 6.00 FEET AND THE WEST 6.00 FEET THEREOF.

CONTAINING 674 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

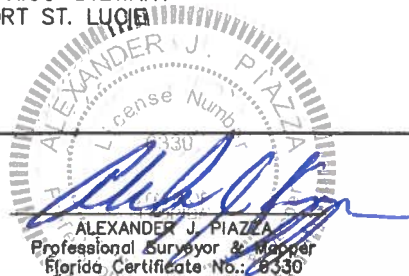
SCALE: 1" = 30'
EASEMENT ABANDONMENT
DETAIL



421 SW FELDMAN AVENUE

2-6-26 REVISED PER PSL COMMENTS

CERTIFIED TO:
 SHARRAINE RIGG-STEWART
 CITY OF PORT ST. LUCIE



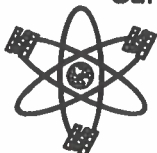
ALEXANDER J. PIAZZA PSM, INC.

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LB/7280

CAD K:\BUILDERS\DWG2025\25-3994.DWG

REF

FLD	CM/RP	FB.	PG.	JOB	25-3994
OFF	AJP			DATE	1-08-26
CKD	AJP	SHEET	1 OF 2	DWG	A-0215

