

BOUNDARY SURVEY

**LEGAL DESCRIPTION:
(ABANDONMENT OF EASEMENT)**

An Abandonment of Easement being part of the 20 foot public utilities and drainage easement lying along the Southwest line of Lot 12 Block 1568 of Port St. Lucie Section Thirty according to the plat thereof as recorded in Plat Book 14 Pages 10, 10A through 10I of the Public Records of St. Lucie County, Florida, being described as follow:

Commence at the at the Southwest corner of said Lot 12, thence run N39°00'28"E, along the Northwest line of said Lot 12 a distance of 20.00 feet to the Northeast line of the aforementioned 20 foot public utilities and drainage easement; thence run S50°59'32"E along said easement line a distance of 18.74 feet to the Point of Beginning of the aforementioned Abandonment of Easement; thence continue along said Northeast easement line S50°59'32"E a distance of 48.00 feet to a point; thence run S39°00'28"W a distance of 4.0 feet; thence run N50°59'32"W a distance of 48.00 feet; thence run N39°00'28"E a distance of 4.0 feet to the Point of Beginning.

**LEGAL DESCRIPTION:
(REVOCABLE ENCROACHMENT)**

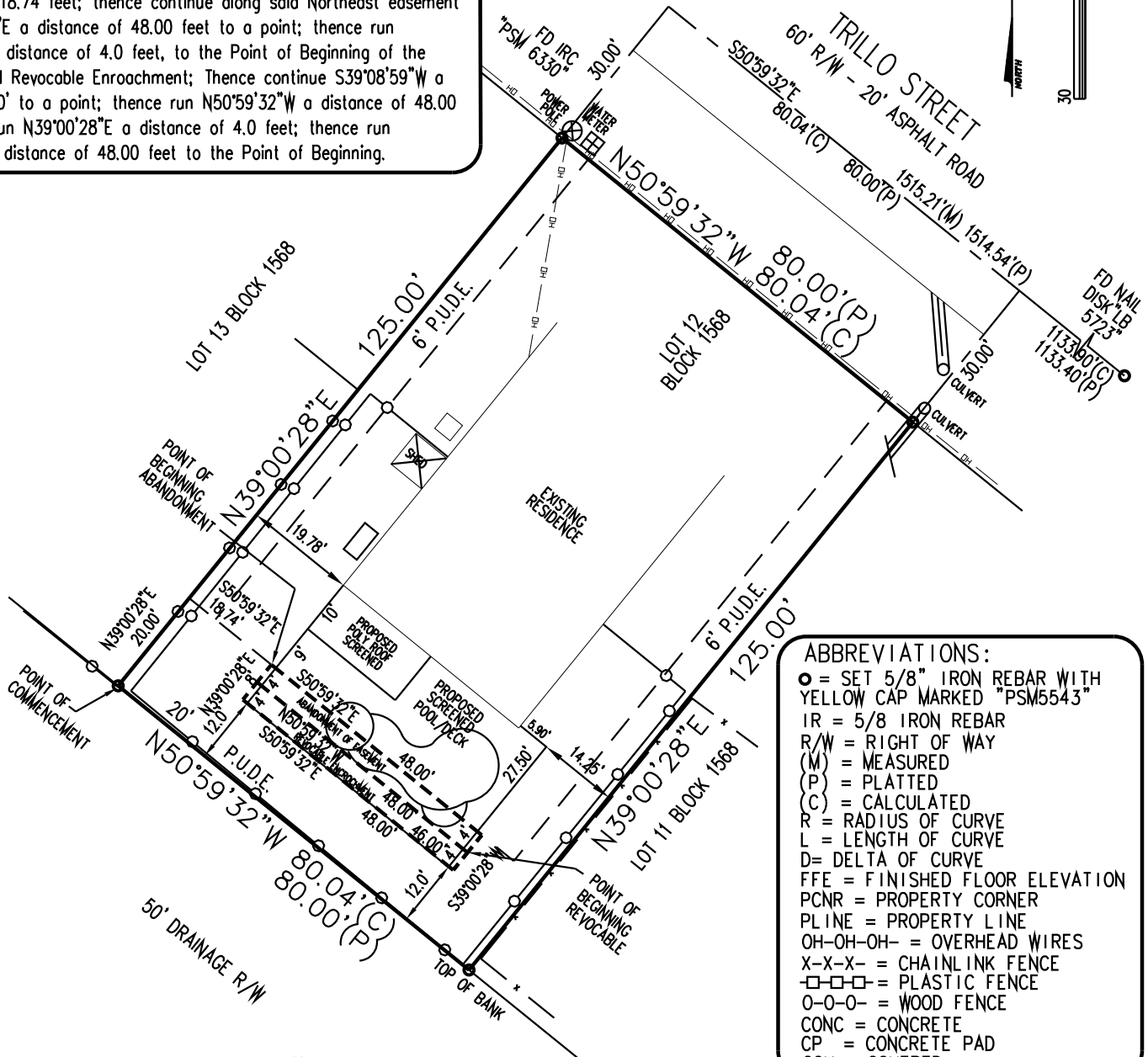
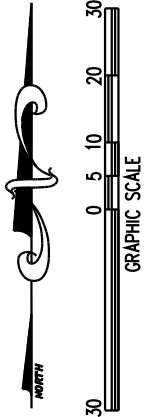
An Revocable Encroachment being part of the 20 foot public utilities and drainage easement lying along the Southwest line of Lot 12 Block 1568 of Port St. Lucie Section Thirty according to the plat thereof as recorded in Plat Book 14 Pages 10, 10A through 10I of the Public Records of St. Lucie County, Florida, being described as follow:

Commence at the at the Southwest corner of said Lot 12, thence run N39°00'28"E, along the Northwest line of said Lot 12 a distance of 20.00 feet to the Northeast line of the aforementioned 20 foot public utilities and drainage easement; thence run S50°59'32"E along said easement line a distance of 18.74 feet; thence continue along said Northeast easement line S50°59'32"E a distance of 48.00 feet to a point; thence run S39°00'28"W a distance of 4.0 feet, to the Point of Beginning of the aforementioned Revocable Encroachment; Thence continue S39°08'59"W a distance of 4.0' to a point; thence run N50°59'32"W a distance of 48.00 feet; thence run N39°00'28"E a distance of 4.0 feet; thence run S50°59'32"E a distance of 48.00 feet to the Point of Beginning.

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE "X" MAP# 12111C0294 J 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 TRILLO STREET AS BEING S50°59'32"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 FOR POOL CONSTRUCTION. 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.

Exhibit 'A'



- 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
 - PCNR = PROPERTY CORNER
 - PLINE = PROPERTY LINE
 - OH-OH-OH- = OVERHEAD WIRES
 - X-X-X- = CHAINLINK FENCE
 - = PLASTIC FENCE
 - O-O-O- = WOOD FENCE
 - CONC = CONCRETE
 - CP = CONCRETE PAD
 - COV = COVERED

11/28/22 - REVISE TYPE-O ALONG SE LINE OF ABANDONMENT/REVOCABLE

2192 SE TRILLO STREET	
SCALE: 1"=30'	Atlantic Land Designs of the Treasure Coast, LB7468 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
DATE: 5-9-22	Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958 ALD5543@gmail.com (772) 398-4290
DRAWN: LW/JC	
2022-0333	
DATE:	REVISIONS
9/19/22	REDUCE POOL/DECK SIZE AND ADBANDONMENT SIZE
10/21/22	DIVIDE INTO REVOCABLE AND ABANDONMENT
LAST FIELD DATE: 5-3-22	

Certified to: Kroell Residence Pools by Greg
(772) 337-9713

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field.

DocuSigned by:
James Cesiro
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NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL