

BOUNDARY SURVEY

LEGAL DESCRIPTION: (ABANDONMENT OF EASEMENT)

An abandonment of easement being a part of the public utilities and drainage easement on the South side of Lot 69 in Block 53 of South Port St. Lucie Unit 5 according to the plat thereof as recorded in Plat Book 14 pages 12, 12A through 12G of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

The North 10.00 feet of the South 20.00 feet of said Lot 69 in Block 53, less and except the East 6.000 feet thereof. Containing 833 square feet, 0.019 acres.

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

SYMBOLS:

□ = CATCH BASIN
E = ELECTRIC BOX
⊙ = FIRE HYDRANT
⊞ = FPL TRANSFORMER
— = GUY WIRE
⊙ = LIGHT POLE
⊗ = WOOD POWER POLE
⊞ = SEWER VALVE
⊞ = WATER METER
⊞ = WATER VALVE
⊙ = WELL

EXHIBIT A Page 1 of 2

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE INDICATED.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE "X" MAP# 12111C0289 K DATED: 2-19-20.
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 PETUNIA AVENUE AS BEING N89°57'21"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 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.



CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPT.

APPROVED

By: jperez

Date: 06/24/2025 Time: 12:06:00 PM

Monna Homes

(772) 224-2803

LAST FIELD DATE: 5/23/25

SHEET 1 OF 2

1198 SE PETUNIA AVENUE

SCALE: 1"=40'

DATE: 5/27/25

DRAWN: LW/JC

2025-0365

DATE:

6/2/25

REVISIONS

MAXIMIZE EASEMENT TAKING PER PUBLIC WORKS RECOMMENDATION.

SKETCH DATE: 5/30/25

Atlantic Land Designs

of the Treasure Coast, LB7468

754 NE Jensen Beach Blvd. Jensen Beach, FL 34957

Mailing Address:

P.O. Box 1421 Jensen Beach, FL 34958

ALD5543@gmail.com (772) 398-4290

Certified to: Bonnie Shild (LF EST)

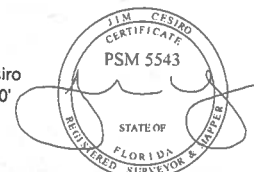
CITY OF PORT ST. LUCIE FLORIDA

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.045, FLORIDA STATUTES.

James A Cesiro

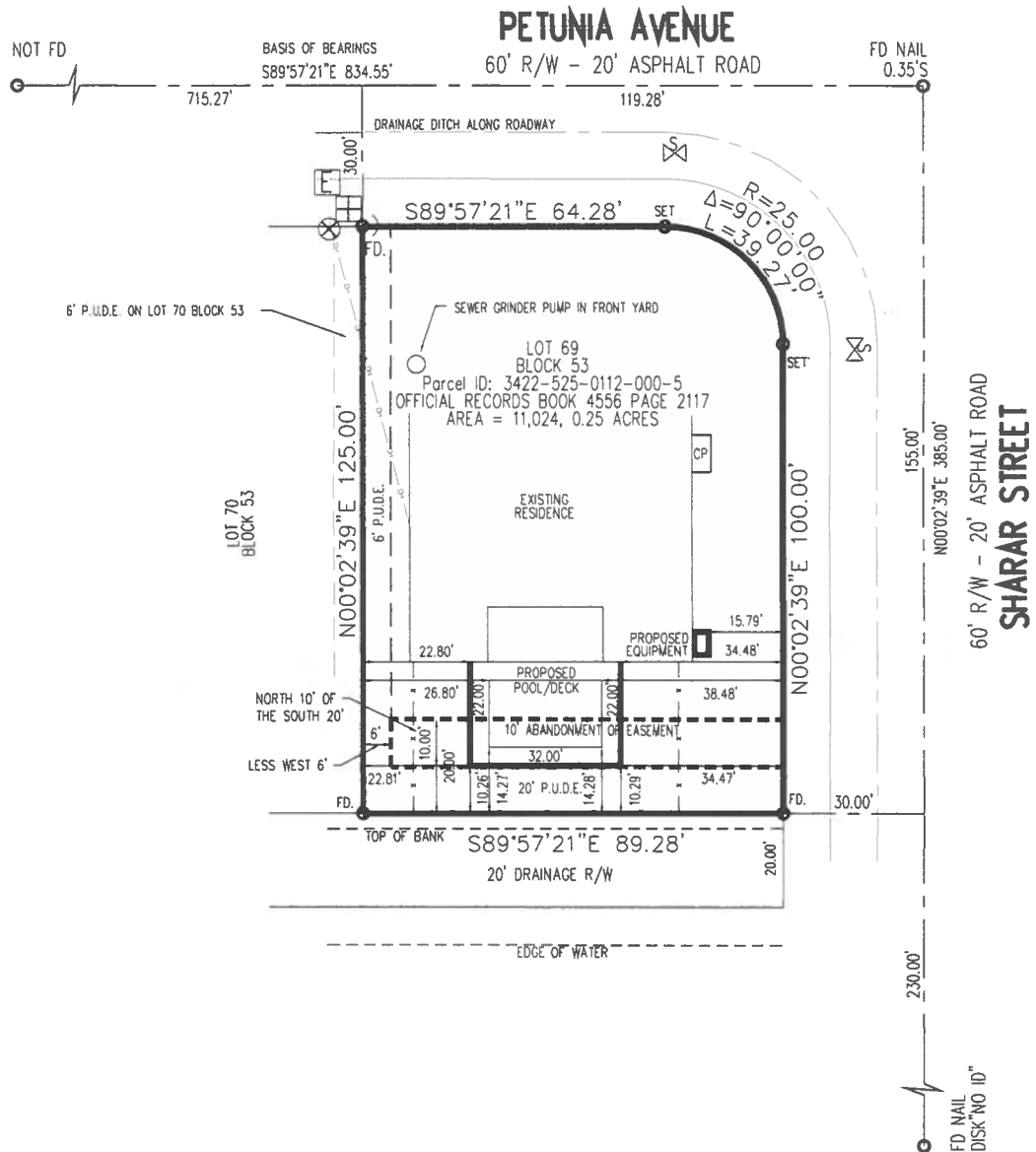
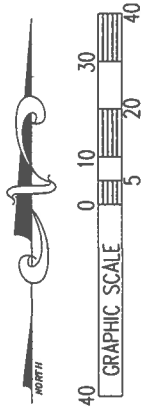
Digitally signed by James A Cesiro
Date: 2025.06.02 16:02:59 -04'00'

JAMES A. CESIRO, P. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL



BOUNDARY SURVEY

EXHIBIT A Page 2 of 2



SHEET 2 OF 2

1198 SE PETUNIA AVENUE

SCALE: 1"=40'

Atlantic Land Designs

of the Treasure Coast, LB7468
754 NE Jensen Beach Blvd. Jensen Beach, FL 34957

DATE: 5/27/25

DRAWN: LW/JC

2025-0365

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REVISIONS

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