

BOUNDARY SURVEY

EXHIBIT "A"

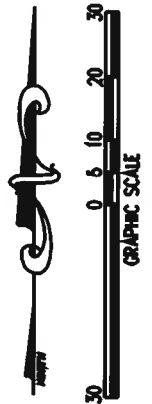
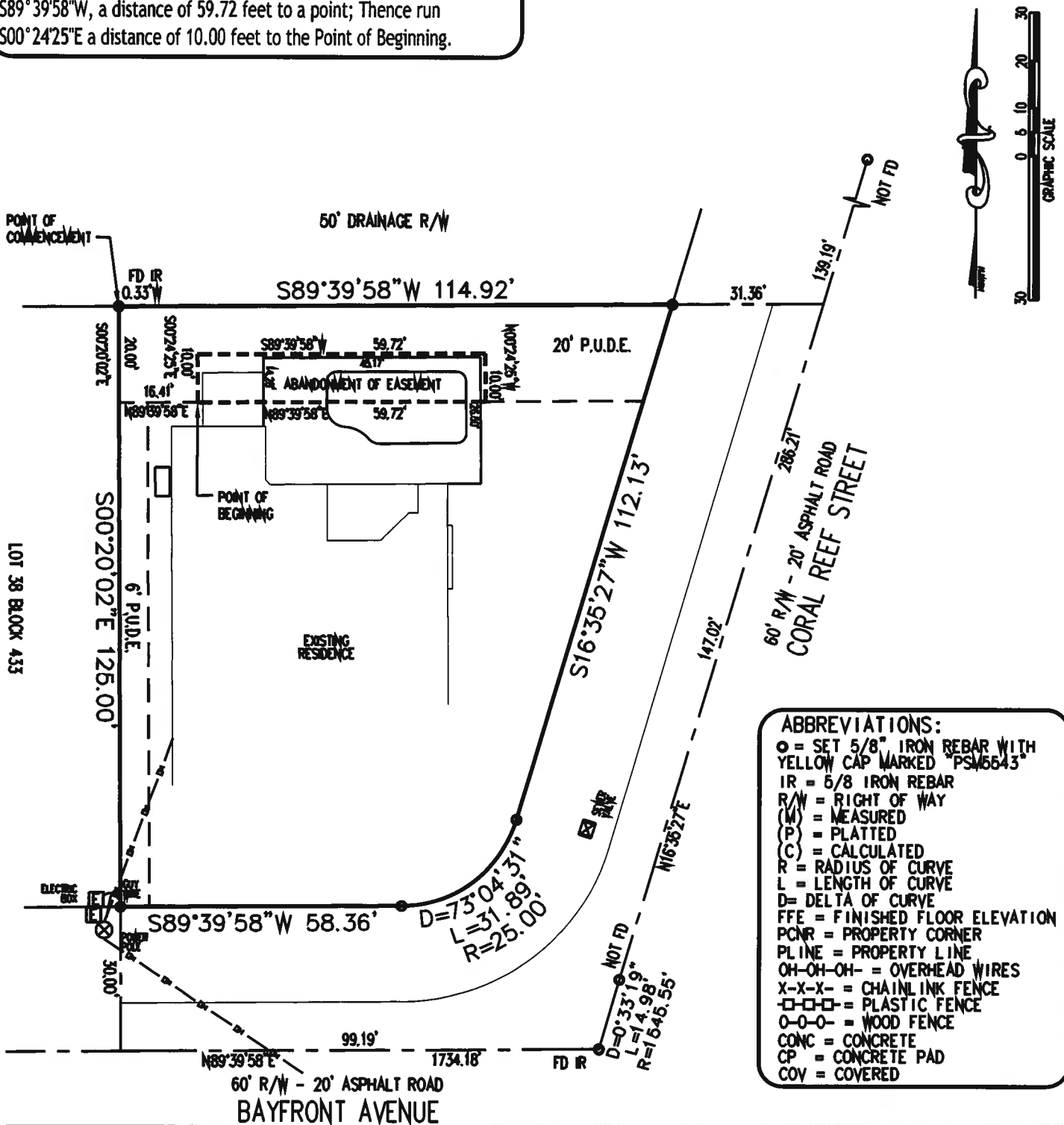
**LEGAL DESCRIPTION:
(ABANDONMENT OF EASEMENT)**

An abandonment of easement being a part of the public utilities and drainage easement on the North side of Lot 39 in Block 433 of Port St. Lucie Section Three according to the plat thereof as recorded in Plat Book 12 pages 13A through 13I of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 39, thence run $S00^{\circ}20'02''E$ along the West line of said Lot 39, a distance of 20.00 feet to a point on the Southerly limit of the aforementioned public utilities and drainage easement, thence run $N89^{\circ}39'58''E$ along said Southerly limit, a distance of 16.41 feet to the Point of Beginning of said abandonment of easement; Thence continue $N89^{\circ}39'58''E$ along said Southerly limit, a distance of 59.72 feet to a point; Thence run $N00^{\circ}24'25''W$ a distance of 10.00 feet to a point; Thence run $S89^{\circ}39'58''W$, a distance of 59.72 feet to a point; Thence run $S00^{\circ}24'25''E$ a distance of 10.00 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 # 12111C0290 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 BAYFRONT AVENUE AS BEING $N00^{\circ}00'00''E$ 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.



- 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 = CHAIN LINK FENCE
 - = PLASTIC FENCE
 - O-O-O = WOOD FENCE
 - CONC = CONCRETE
 - CP = CONCRETE PAD
 - COV = COVERED

981 BAYFRONT AVENUE

SCALE: 1"=30'	Atlantic Land Designs of the Treasure Coast, LB7468 704 NE Jensen Beach Blvd, Jensen Beach, FL 34957 Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958 ALD5543@gmail.com (772) 398-4290
DATE: 2-2-22	
DRAWN: LW/JC	
2022-0033	
DATE:	REVISIONS
LAST FIELD DATE: 1-25-22	

Certified to: Valentin 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. This survey is in compliance with Standards and Practices Chapter 5J-17 Florida administrative code section 472.027.

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