

# LEGAL DESCRIPTION

## LEGAL DESCRIPTION & SKETCH OF AN AREA IN PORT ST. LUCIE SECTION NINETEEN, ST. LUCIE COUNTY, FLORIDA

### LEGAL DESCRIPTION:

Commencing at the Northeast corner of Lot 10, Block 1941, PORT ST. LUCIE SECTION NINETEEN, according to the map or plat thereof, as recorded in Plat Book 13, at Page 19 ("A" through "K"), of the Public Records of St. Lucie County, Florida; thence run S 20°56'20" E along the East line of said Lot 10, a distance of 10.00 feet; thence run S 69°03'40" W, a distance of 10 feet to the POINT OF BEGINNING; thence continue S 69°03'40" W, a distance of 10.00 feet; thence run S 20°56'20" E, a distance of 60.00 feet; thence run N 69°03'40" E, a distance of 10 feet; thence run N 20°56'20" W, a distance of 60.00 feet to the POINT OF BEGINNING.

ABANDONMENT AREA: 600 Sq. Ft.; 0.01 Acres±

STREET ADDRESS: 3897 SW Wycoff Street, Port St. Lucie, Florida 34953.

### SURVEYORS' NOTES:

1. Bearings shown hereon are based on the East line of Lot 10 as platted and bears S 69°03'40" WS 20°56'20" E.
2. Written dimensions take precedence over scaled dimensions and distances are not to be scaled for construction and/or design purposes.
3. All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor & Mapper.
5. This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
6. Property lies in Flood Zone "X" per National Flood Insurance Program Rate Map, Community Panel Number 12111C0400 J, a non-printed panel.
7. This survey is not covered by professional liability insurance.
8. City water & sewer are available in this area.
9. This survey meets the required accuracy as shown in Ch. 5J-17.051 (2) (b) based on its expected use.
10. No underground utilities or improvements were located unless otherwise shown.

CERTIFIED TO:  
IDAMIS TOLEDO

THIS PAGE ONE(1) OF TWO(2) OF THIS SKETCH AND LEGAL DESCRIPTION OF "ABANDONMENT & ENCROACHMENT AREA" SHALL NOT BE FULL AND COMPLETE WITHOUT PAGE TWO(2).

REVISED: Edit sketch & legal description, WB, 03-21-21.

MARCH 21, 2021

Date of Last field work: N/A

Date of Signature



WILLIAM B. BENNETT  
Professional Surveyor & Mapper  
Florida Certificate No. 6353  
LB No. 7608



**Bennett Surveying, Inc.**

107 Augusta Court  
Jupiter, Florida 33458  
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email: bennettsurveying@yahoo.com

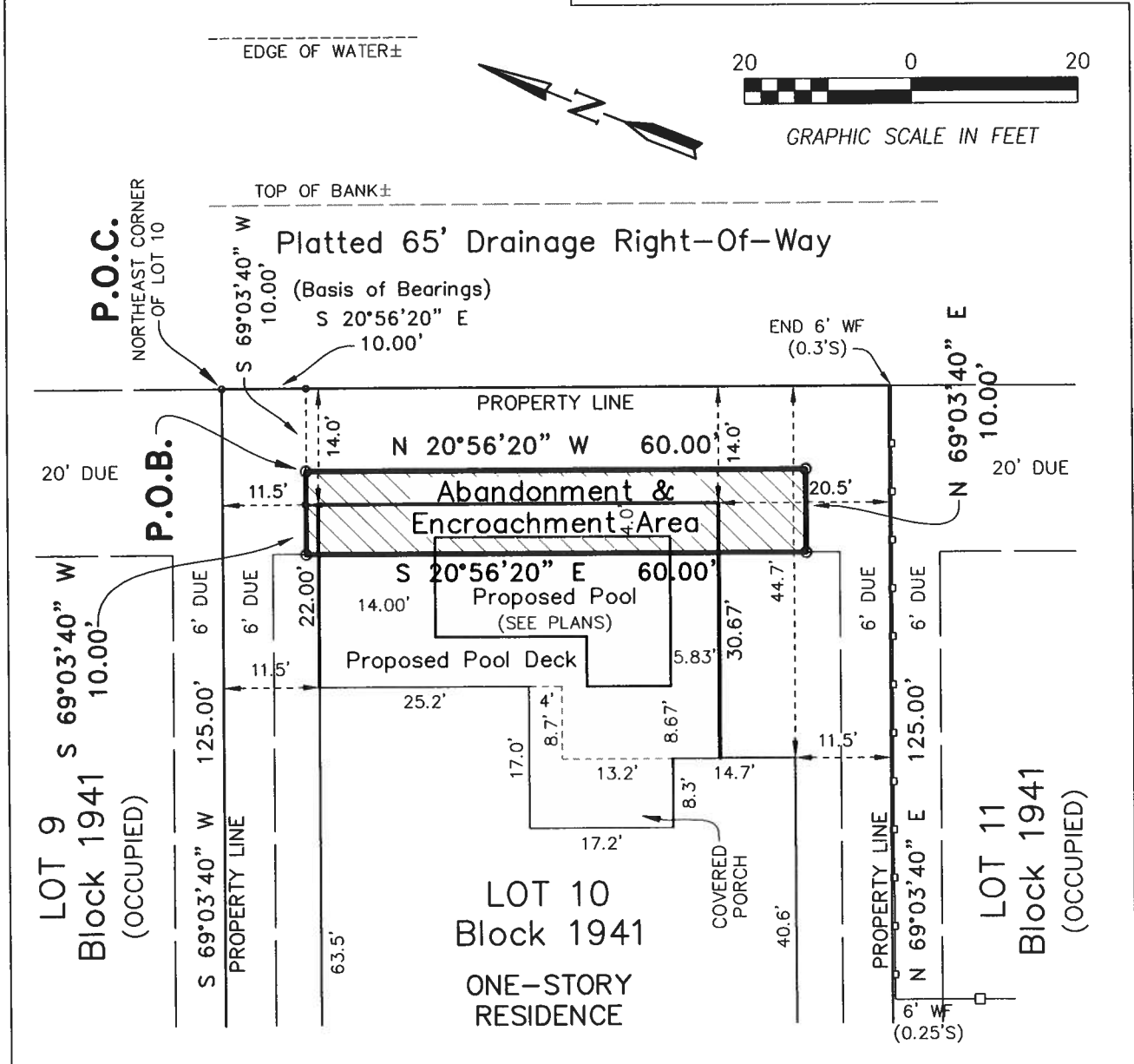
### Legal Description of Sketch

Prepared on the order of:

**Idamis Toledo**

|        |     |          |            |
|--------|-----|----------|------------|
| Field: | BB  | Job No.: | 19-0617a   |
| Drawn: | BB  | Date:    | 03/11/2021 |
| Scale: | N/A | Sheet:   | 1 of 2     |

SKETCH OF DESCRIPTION



THIS PAGE TWO(2) OF TWO(2) OF THIS SKETCH AND LEGAL DESCRIPTION OF "ABANDONMENT & ENCROACHMENT AREA" SHALL NOT BE FULL AND COMPLETE WITHOUT PAGE ONE(1).

REVISED: Edit sketch & legal description, WB, 03-21-21.

Date of Last field work: 07/03/2020

- LEGEND**
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - N/A = NOT APPLICABLE
  - WF = WOOD FENCE
  - DUE = DRAINAGE & UTILITY EASEMENT
  - ± = PLUS OR MINUS



**Bennett Surveying, Inc.**

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**Sketch of Description**

Prepared on the order of:

**Idamis Toledo**

|        |        |          |            |
|--------|--------|----------|------------|
| Field: | BB     | Job No.: | 19-0617a   |
| Drawn: | BB     | Date:    | 03/11/2021 |
| Scale: | 1"=20' | Sheet:   | 2 of 2     |