

LEGEND

ANC	= ANCHOR	ID	= IDENTIFICATION
BM	= BENCHMARK	IR	= IRON ROD
BST	= TELEPHONE RISER BOX	L1	= LINE INFORMATION
C1	= CURVE INFORMATION	LB	= LICENSE BUSINESS
C/O	= CUT OUT	(M)	= MEASURED DISTANCE
CBS	= CONCRETE BLOCK STRUCTURE	MN	= MAGNETIC NAIL
CE	= COVERED ENTRY	MN&T	= MAGNETIC NAIL & TIN TAB
CHB	= CHORD BEARING	OHE	= OVERHEAD ELECTRIC
CL	= CENTERLINE	(P)	= PLAT DISTANCE
CLF	= CHAIN LINK FENCE	(PI)	= POINT OF INTERSECTION
CMP	= CORRUGATED METAL PIPE	(PCC)	= POINT OF COMPOUND CURVE
CONC	= CONCRETE	POB	= POINT OF BEGINNING
COR	= CORNER	PSM	= PROFESSIONAL SURVEYOR & MAPPER
COVP	= COVERED PATIO	R/W	= RIGHT OF WAY
CS	= CONCRETE SLAB	R&C	= IRON ROD & CAP
DUE	= DRAINAGE & UTILITY EASEMENT	SF	= SQUARE FEET
EL	= ELEVATION	SWL	= SWALE
ENC	= ENCROACHMENT	TP	= TRAVERSE POINT
EP	= EDGE OF PAVEMENT	WM	= WATER METER
FPE	= FINISH FLOOR ELEVATION	Δ	= DELTA OF CURVE
FND	= FOUND	R	= RADIUS OF CURVE
		L	= LENGTH OF CURVE
		●	= WOOD POWER POLE

BOUNDARY CURVE CHART

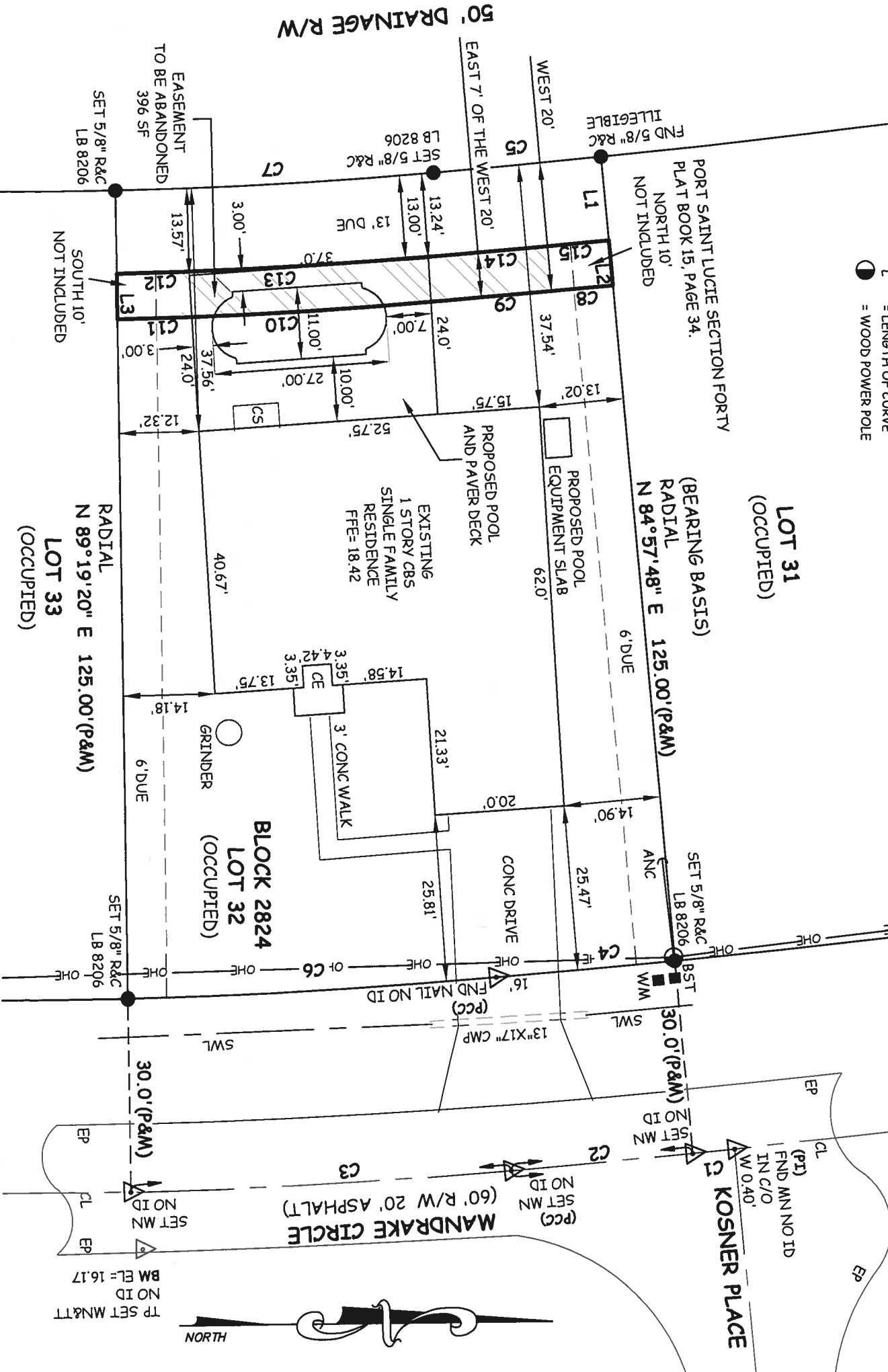
C1	Δ = 00°11'04" (P) R = 2025.00' L = 6.52'	C5	Δ = 00°47'49" (P&M) R = 1870.00' L = 26.01'	C9	Δ = 00°11'07" (M) R = 2024.60' L = 6.54'
C2	Δ = 00°47'49" (P&M) R = 2025.00' L = 28.17'	C6	Δ = 03°33'43" (P&M) R = 916.96' L = 57.01'	C10	Δ = 03°33'43" (P&M) R = 791.96' L = 49.23'
C3	Δ = 03°33'43" (P&M) R = 946.96' L = 58.87'	C7	Δ = 03°33'43" (P&M) R = 791.96' L = 49.23'	C11	Δ = 02°27'32" W R = 1022.27'
C4	Δ = 00°47'49" (P&M) R = 1995.00' L = 27.75'	C8	Δ = 00°18'11" R = 1890.00' L = 10.00'	C12	Δ = 00°42'42" R = 804.96' L = 10.00'
		C9	Δ = 00°29'38" R = 1890.00' L = 16.29'	C13	Δ = 02°51'01" R = 804.96' L = 40.04'
		C10	Δ = 02°29'12" E R = 16.29'	C14	Δ = 00°29'34" R = 1883.00' L = 16.19'
		C11	Δ = 02°51'23" R = 811.96' L = 40.48'	C15	Δ = 00°18'15" R = 1883.00' L = 10.00'
		C12	Δ = 00°42'20" R = 811.96' L = 10.00'		
		C13	Δ = 00°18'15" R = 1883.00' L = 10.00'		
		C14	Δ = 00°18'15" R = 1883.00' L = 10.00'		
		C15	Δ = 00°18'15" R = 1883.00' L = 10.00'		

DESCRIPTION CURVE CHART

C8	Δ = 00°18'11" R = 1890.00' L = 10.00'	C12	Δ = 00°42'42" R = 804.96' L = 10.00'
C9	Δ = 00°29'38" R = 1890.00' L = 16.29'	C13	Δ = 02°51'01" R = 804.96' L = 40.04'
C10	Δ = 02°29'12" E R = 16.29'	C14	Δ = 00°29'34" R = 1883.00' L = 16.19'
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C12	Δ = 00°42'20" R = 811.96' L = 10.00'		
C13	Δ = 00°18'15" R = 1883.00' L = 10.00'		
C14	Δ = 00°18'15" R = 1883.00' L = 10.00'		
C15	Δ = 00°18'15" R = 1883.00' L = 10.00'		

LINE CHART

L1	N 84°57'48" E 13.00'
L2	N 84°57'48" E 7.00'
L3	S 89°19'20" W 7.00'



LEGAL DESCRIPTION: A PARCEL OF LAND FOR A DRAINAGE AND UTILITY EASEMENT ABANDONMENT LYING IN A PORTION OF A PLATTED 20 FOOT DRAINAGE AND UTILITY EASEMENT IN LOT 32, BLOCK 2824, PORT ST. LUCIE SECTION FORTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 34 PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND FOR EASEMENT ABANDONMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 7.00 FEET OF THE WEST 20.00 FEET OF SAID LOT 32, LESS THE NORTH AND SOUTH 10.00 FEET THEREOF.  
SAID EASEMENT ABANDONMENT CONTAINING WITHIN SAID BOUNDS 396 SQUARE FEET (0.009 ACRES) MORE OR LESS.  
ADDRESS: 2002 SE MANDRAKE CIRCLE  
PORT ST. LUCIE, FL. 34952

NOTES:

SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.  
A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.  
ELEVATIONS ARE IN FEET AND RELATED TO CITY OF PORT ST LUCIE BENCHMARK "1058", HAVING A PUBLISHED ELEVATION OF 17.352 FEET NAVD (NORTH AMERICAN VERTICAL DATUM). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.  
BEARINGS SHOWN HEREON ARE BASED UPON A PLATTED MERIDIAN, ALONG THE NORTHERLY PROPERTY LINE OF LOT 32, BLOCK 2824, HAVING A PLATTED BEARING OF N 84°57'48" E. ALL OTHER BEARINGS ARE RELATIVE THERETO.  
PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 121110294J, DATED 02/16/12. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.  
IN ACCORDANCE WITH CHAPTER 51-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  
UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.  
ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.  
ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.  
LOT CONTAINS 10,000 SQUARE FEET.  
BOUNDARY & TOPOGRAPHIC SURVEY FIELD DATE: 9/22/21.  
CERTIFIED TO: APEX PAVERS AND POOLS.

ROBERT F. KEMERSON  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA (PSM)#6285

**EASEMENT ABANDONMENT SURVEY**  
PREPARED FOR  
**APEX PAVERS AND POOLS**

**VELCON ENGINEERING & SURVEYING, LLC**  
CERTIFICATE OF AUTHORIZATION NO. LB 8206  
1449 NW COMMERCE CENTRE DRIVE  
PORT ST. LUCIE, FLORIDA 34986  
PHONE (772) 879-0477  
Web Site: www.velconfl.com

DATE: 10/18/2021  
FIELD BOOK/PAGES: 21-2272  
PLANS: 1 OF 1