



HPA Surveyors, Inc. • LAND DEVELOPMENT CONSULTANTS

Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161

Land Development Services
 hpasurveyor@yahoo.com

LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT • BOUNDARY SURVEYS

Sketch and Legal Description

Legal Description: (Drainage and Utility Easement Vacation)

A portion of Lot 4, Block 2259, "Port St. Lucie Section Thirty Three", according to the plat thereof as recorded in Plat Book 15, Pages 1, 1A through 1V, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 4; thence S.00°04'56"E., along the West Line of said Lot 4, for a distance of 10.00 feet; thence N.89°55'04"E., for a distance of 6.00 feet to the **POINT of BEGINNING** of the hereinafter described easement vacation; thence continue N.89°55'04"E., for a distance of 68.00 feet; thence S.00°04'56"E., for a distance of 10.00 feet; thence S.89°55'04"W., for a distance 68.00 feet; thence N.00°04'56"E., for a distance of 10.00 feet to the **POINT of BEGINNING**.

Bearing Note:

Bearings are based upon those bearings as shown on the plat of "Port St. Lucie Section Thirty Three", as recorded in Plat Book 15, Pages 1, 1A-1V, of the Public Records of St. Lucie County, Florida.

Notes:

- 1.) The lands shown hereon have not been abstracted by this firm regarding matters of interest by other parties, such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 2.) This drawing is the property of *Hager, Palbicke & Associates, Inc.* and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used or reproduced whole or in part without written authorization.
- 3.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).
- 4.) This Sketch and Legal Description does not constitute a Survey

Abbreviations:

A=	= ARC LENGTH	EL.	= ELEVATION	NVA	= NON-VEHICULAR ACCESS	RMG.	= RANGE
AVE.	= AVENUE	ELEC.	= ELECTRIC	O.R.B.	= OFFICIAL RECORDS BOOK	RAW	= RIGHT OF WAY
B.C.R.	= BROWARD COUNTY RECORDS	F.M.	= FORCE MAIN	(P)	= PLAT	S.D.	= STORM DRAINAGE
BLDG.	= BUILDING	LAT.	= LATITUDE	P.B.	= PLAT BOOK	SEC.	= SECTION
BLVD.	= BOULEVARD	LON.	= LONGITUDE	P.B.C.R.	= PALM BEACH COUNTY RECORDS	S.F.	= SQUARE FEET
(C)	= CALCULATED	L.A.E.	= LIMITED ACCESS EASEMENT	PG.	= PAGE	S.L.	= SEWER LINE
CIR.	= CIRCLE	L.E.	= LANDSCAPE EASEMENT	PROP.	= PROPOSED	S.L.C.R.	= SAINT LUCIE COUNTY RECORDS
CH.	= CHORD	L.M.E.	= LAKE MAINTENANCE EASEMENT	PAVE.	= PAVEMENT	S.S.	= SANITARY SEWER LINE
COL.	= COLUMN	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	ST.	= STREET
D=	= DELTA (CENTRAL) ANGLE	M.C.R.	= MARTIN COUNTY RECORDS	PG.	= PAGE	STA.	= STATION
(D)	= DEED	M.D.C.R.	= MIAMI DADE COUNTY RECORDS	P.R.M.	= PERMANENT REFERENCE MONUMENT	T/B & T.O.B.	= TOP OF BANK
(D.E.)	= DRAINAGE EASEMENT	N S E W	= NORTH, SOUTH, EAST, WEST	P.O.B.	= POINT OF BEGINNING	TWP.	= TOWNSHIP
DIA.	= DIAMETER	NE, SW	= NORTHEAST, SOUTHWEST	P.O.C.	= POINT OF COMMENCEMENT	TYP.	= TYPICAL
DRAIN.	= DRAINAGE	NW, SE	= NORTHWEST, SOUTHEAST	P.O.T.	= POINT OF TERMINATION	U.E.	= UTILITY EASEMENT
EASE.	= EASEMENT	N.T.S.	= NOT TO SCALE	R=	= RADIUS	UTIL.	= UTILITY
EW & E.O.W.	= EDGE OF WATER	N.R.	= NON-RADIAL LINE	(R)	= RECORD		

Date: 10/28/2021 Revised on: 10/28/2021 Project: Port St. Lucie Section Thirty Three

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "Sketch and Legal Description" complies with the "Standards and Practices" for surveyors as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbicke, President
 Professional Land Surveyor No. 5061, State of Florida



Digitally signed by Thomas Palbicke
 DN: c=US, st=Florida, l=Lake Worth, o=HPA Surveyors, Inc., ou=Surveying, cn=Thomas Palbicke,
 email=hpasurveyor@yahoo.com
 Date: 2021.10.29 10:08:54 -04'00'
 Adobe Acrobat version: 2021.007.20099

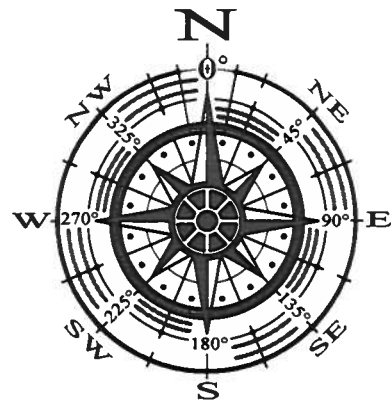
Not Valid Unless Signed and Embossed with the Raised Seal of the Attesting Florida Registered Professional Land Surveyor

Sheet 1 of 2 Sheets

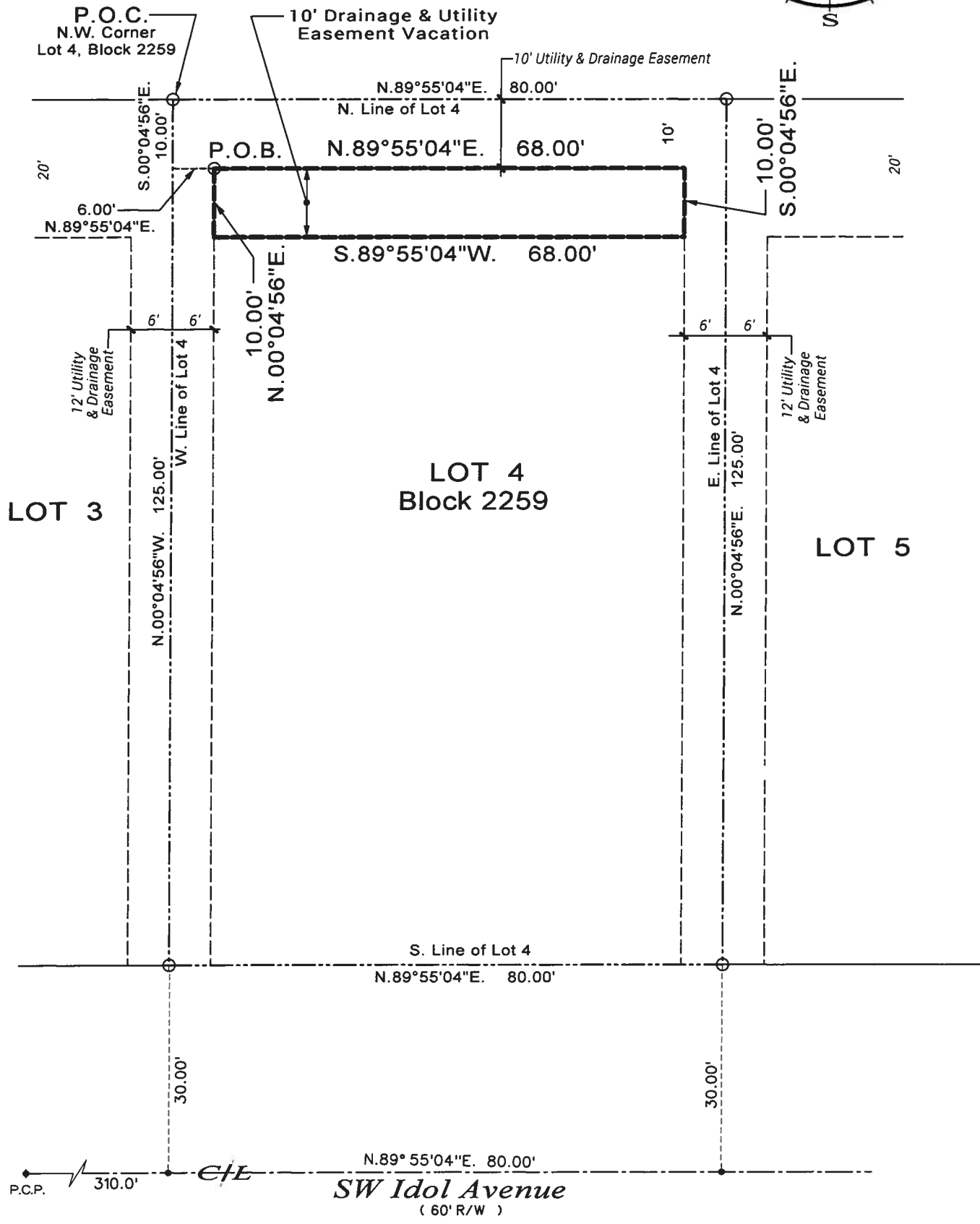
Certified copies issued on: October 29, 2021

[The area above is for Digital Signature When Used]

GRAPHIC SCALE: 0 5 10 25 50 75 100 150 200 225



CANAL - R/W



PORT ST. LUCIE SECTION 33 Date: 10/28/2021
MAP of SURVEY: SKETCH and LEGAL Scale: 1"=20', Sheet 2 of 2 Sheets

HPA LAND DEVELOPMENT CONSULTANTS
 LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
 BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
 CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS
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Revisions: n/a