

BOUNDARY SURVEY

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 3 of Block 2085 in PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida, being more particularly described as follows:

The South 10.00 feet of the North 20.00 feet of said Lot 4 in Block 2218, less and except the East and West 6.00 feet thereof. Containing 835 square feet, 0.019 acres.

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# 12111C0405 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 EAST LINE OF LOT 3 BLOCK 2085 AS BEING N23°00'05"W 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 AND EASEMENT ABANDONMENT. 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"
- FD. = 5/8 IRON REBAR NO CAP
- FD.(#) = 5/8 IRON REBAR WITH CAP #
- R/W = RIGHT OF WAY
- (M) = MEASURED
- (P) = PLATTED
- (C) = CALCULATED
- 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
- ⊞ = ELECTRIC BOX
- ⦿ = FIRE HYDRANT
- ⊞ = FPL TRANSFORMER
- = GUY WIRE
- ☆ = LIGHT POLE
- ⊗ = WOOD POWER POLE
- ⊞ = SEWER VALVE
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊙ = WELL

DATE OF LAST FIELD DATA ACQUISITION: 3/10/26

SHEET 1 OF 2

861 SW MCCULLOUGH AVENUE

SCALE: 1"=40'

DATE: 4/13/26

DRAWN: LW\JC

2026-0197

DATE:	REVISIONS
4/17/26	REVISE PER CITY COMMENTS

Atlantic Land Designs

of the Treasure Coast, LB7468
940 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: VELEZ RESIDENCE

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 472.025, FLORIDA STATUTES.

James A Cesiro

Digitally signed by James A Cesiro
Date: 2026.04.17 11:36:07 -04'00'

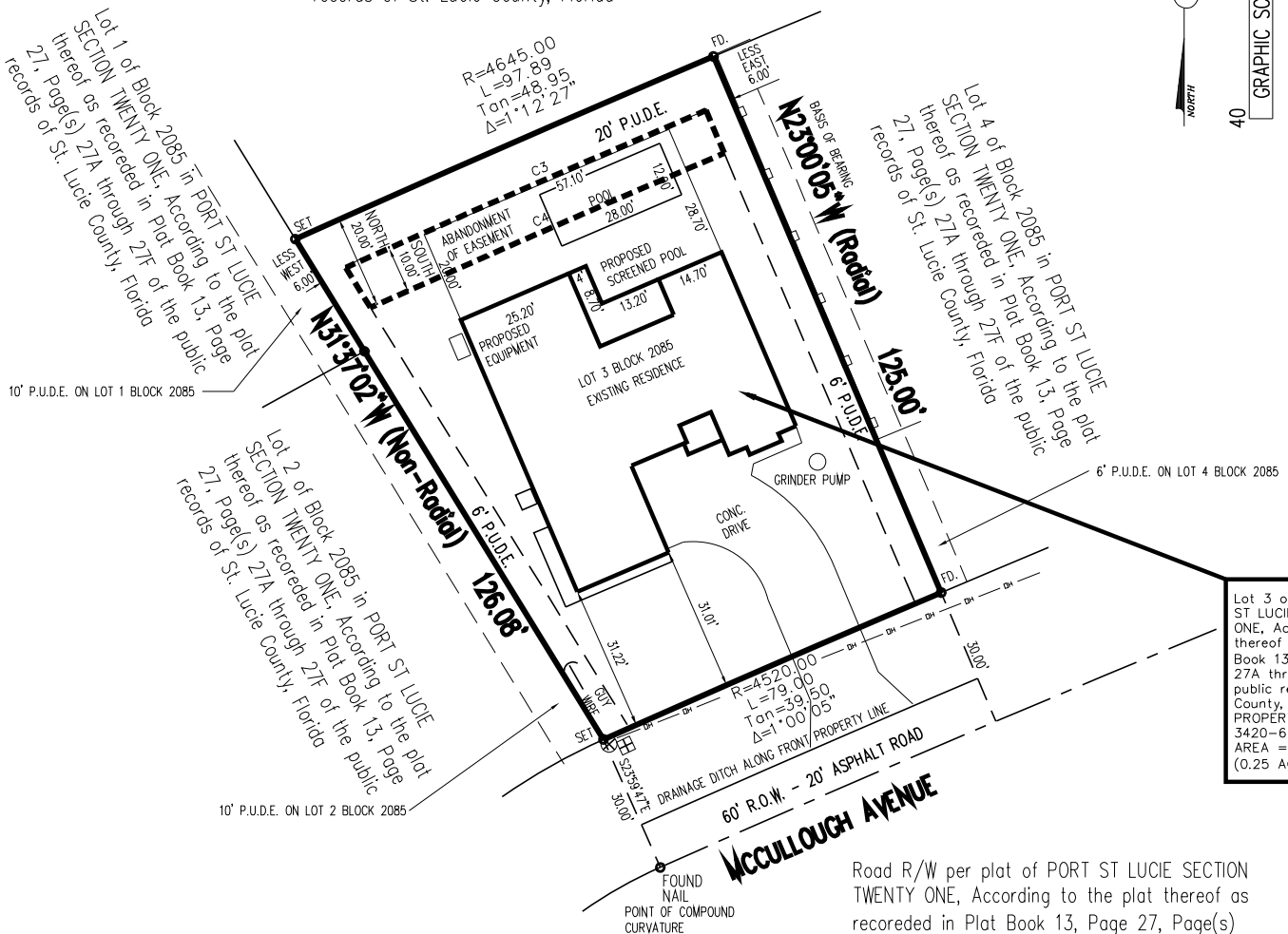
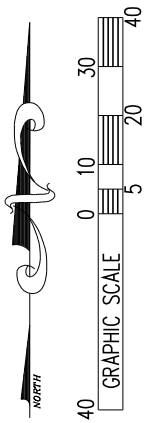


JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

BOUNDARY SURVEY

LEGAL DESCRIPTION:
 Lot 3 of Block 2085 in PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida

DRAINAGE R/W per plat of PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida



Lot 3 of Block 2085 in PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida
 PROPERTY ID# 3420-600-0860-000-7
 AREA = 11,047 SQUARE FEET (0.25 ACRES)

Road R/W per plat of PORT ST LUCIE SECTION TWENTY ONE, According to the plat thereof as recorded in Plat Book 13, Page 27, Page(s) 27A through 27F of the public records of St. Lucie County, Florida

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	84.33	4635.00	1°02'33"
C4	82.82	4625.00	1°01'33"

DATE OF LAST FIELD DATA ACQUISITION: 3/10/26

SHEET 2 OF 2

861 SW MCCULLOUGH AVENUE

SCALE: 1"=40'	<p style="font-size: 1.5em; font-weight: bold; margin: 0;">Atlantic Land Designs</p> <p style="margin: 0;">of the Treasure Coast, LB7468 940 NE Jensen Beach Blvd. Jensen Beach, FL 34957</p> <p style="margin: 0;">Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958 ALD5543@gmail.com (772) 398-4290</p>
DATE: 4/13/26	
DRAWN: LW\JC	
2026-0197	
DATE: 4/17/26	REVISIONS REVISE PER CITY COMMENTS

Certified to: VELEZ RESIDENCE
 CITY OF PORT ST. LUCIE FLORIDA

Pools by Vitali
 (772) 215-6686