# LEGAL DESCRIPTION:

(PARENT PARCEL)

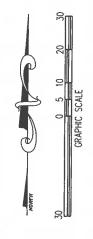
LOT 20 IN BLOCK 1524 OF PORT ST. LUCIE SECTION THIRTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14. PAGE 10, PAGES 10A THROUGH 10I, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

### LEGAL DESCRIPTION:

(ABANDONMENT OF EASEMENT)

A partial abandonment of a 20' wide easement being a part of the public utilities and drainage easement on the West line of Lot 20 in Block 1524 of Port St. Lucie Section Thirty, according to the plot thereof as recorded in Plat Book 14 pages 10, 10A through 10I of the Public Records of St. Lucie County, Florido, being more particularly described as follows:

The East 10 feet of said 20 foot public utilities and drainage easement along the West line of said Lot 20 Block 1524 less the north and south 10 feet thereof. Containing 614 square feet.



# 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# 12111C0292K 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 CENTER LINE OF CAMDEN STREET AS BEING NOO'12'03"E ACCORDING TO THE PLAT DESCRIBED HEREON.
- DRAINAGE EASEMENT. P.U.D.E. DENOTES PUBLIC UTILITIES AND 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 CONSTRUCITON. 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 = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543" FD = FOUND 5/8 IRON REBAR R/W = RIGHT OF WAY

R = RADIUS OF CURVE L = LENGTH OF CURVE

OH-OH-OH- = OVERHEAD WIRES X-X-X- = CHAINLINK FENCE -D-D-= PLASTIC FENCE O-O-O- = WOOD FENCECONC. = CONCRETE C.P.= CONCRETE PAD Cov. = COVERED

⊞ WATER METER ⊗ POWER POLE E ELECTRIC BOX D= DELTA OF CURVE LOT 21 BLOCK 1524 S 89'47'57" E 125.00 FD. 30.00 10.00 6' P.U.D.E <u>=</u> CONC 10.00' 10.00' 62.74 SEYBOLD WATERWAY ABANDONMENT OF EASEMENT 614 SQUARE FEET ASPHALT ROAD LOT 20 BLOCK 1524 N0012'03'E EXISTING RESIDENCE P.U.D.E. 12.90 RUNS SCREENED PATIO 50, 33.37° COVERED R.O.W I R=600.00 L=9.67 Tan=4.84 A=0.55.24 ĝ 23.04 SE 12.90 42.08 R=725. L=11.6 Tan=5. Δ=0\*55 9.70 6' P.U.D.E. 5,00 5,84 5,84 GUY 30.00 FD. SET S8916'39"W 125.00 (Radial) WIRE LOT 19 BLOCK 1524 1958 SE Camden Street

#### Atlantic Land Designs SCALE: 1"=30' of the Treasure Coast, LB7468 DATE: 11/14/24 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957 Mailing Address: DRAMN: MC P.O. Box 1421 Jensen Beach, FL 34958 2024-0786L ALD5543@gmail.com (772) 398-4290 DATE: REVISIONS LAST FIELD DATE:11/13/24

Certified to: Cecere Residence

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 . CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NJ. 5543 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

