

(SKETCH AND LEGAL DESCRIPTION)**LEGAL DESCRIPTION:**

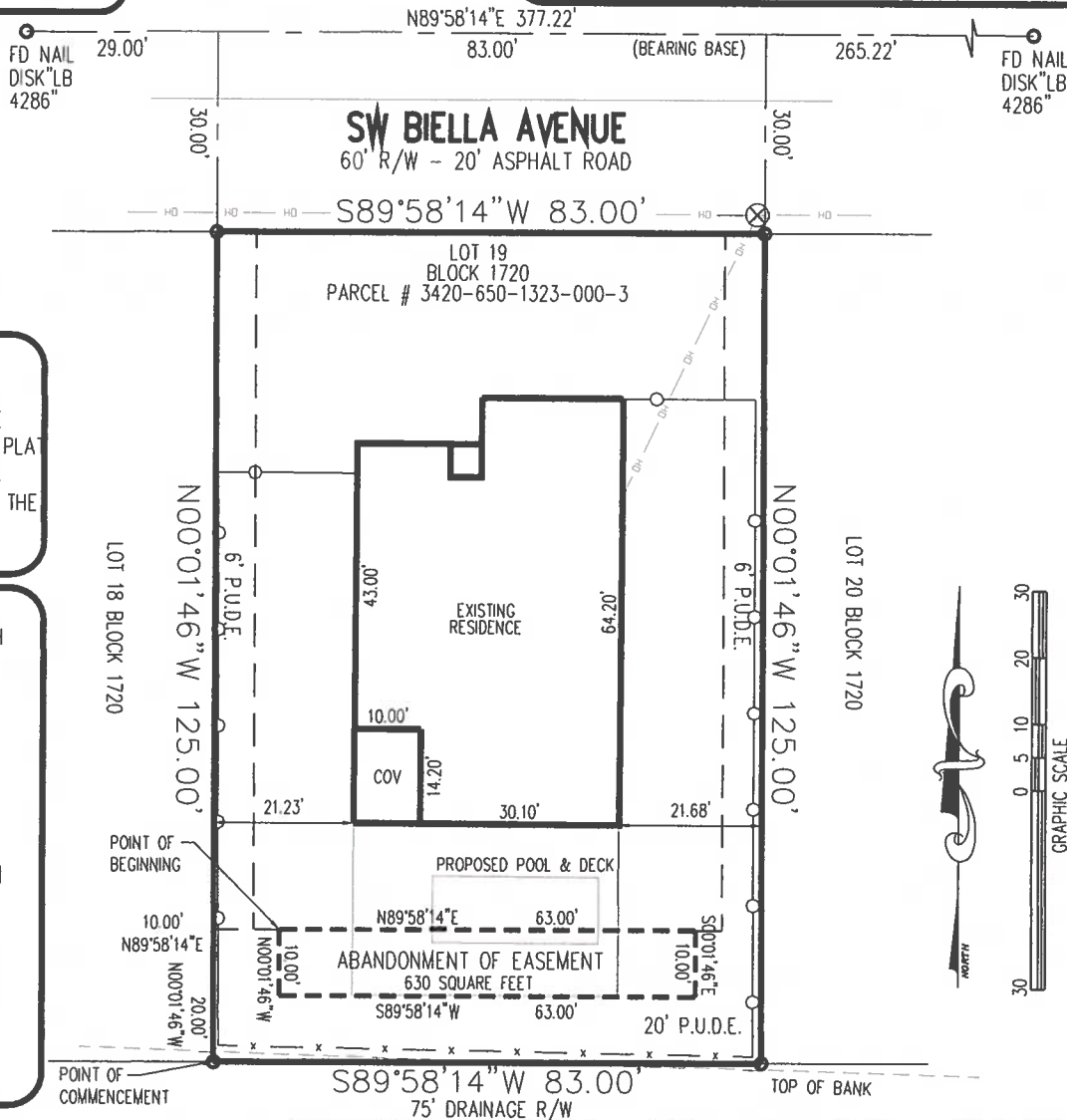
(ABANDONMENT OF EASEMENT)

A partial abandonment of a 20' wide easement being a part of the public utilities and drainage easement on the South side of Lot 19 in Block 1720 of Port St. Lucie Section Thirty One, according to the plat thereof as recorded in Plat Book 14 pages 22, 22A through 22G of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 19, thence run N00°01'46"W along the West line of said Lot 19, a distance of 20.00 feet to a point on the North line of aforementioned 20' wide easement, thence run N89°58'14"E along said North line 10.00 feet to the Point of Beginning of said abandonment of easement; thence continue along the said North line of the aforementioned 20' wide easement N89°58'14"E a distance of 63.00 feet; Thence run S00°01'46"E a distance of 10.00 feet to a point; Thence run S89°58'14"W, a distance of 63.00 feet to a point; Thence run N00°01'46"W, a distance of 10.00 feet to the Point of Beginning, Containing 630 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# 12111C0275 J DATED: 2-16-12.
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 SW BIELLA AVENUE AS BEING N89°58'14"E 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. 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.

**LEGAL DESCRIPTION:**

(PARENT PARCEL)

LOT 19 OF BLOCK 1720 IN PORT ST LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 22, PAGE(S) 22A THROUGH 22G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"

FD = FOUND 5/8 IRON REBAR

R/W = RIGHT OF WAY

(M) = MEASURED

(P) = PLATTED

(C) = CALCULATED

R = RADIUS OF CURVE

L = LENGTH OF CURVE

D = DELTA OF CURVE

FFE = FINISHED FLOOR ELEVATION

OH-OH-OH = OVERHEAD WIRES

X-X-X = CHAINLINK FENCE

□-□-□ = PLASTIC FENCE

O-O-O = WOOD FENCE

CONC. = CONCRETE

C.P. = CONCRETE PAD

Cov. = COVERED

WATER METER POWER POLE ELECTRIC BOX

2162 SW BIELLA AVENUE**SCALE: 1"=30'****DATE: 10-21-24****DRAWN: LW/JC****2024-0710**

DATE:

REVISIONS

LAST FIELD DATE: 10-11-24

Atlantic Land Designs

of the Treasure Coast, LB7468

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Certified to: Rafael Soledad and Solange Soledad

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

