

BOUNDARY SURVEY

LEGAL DESCRIPTION:

(ABANDONMENT OF EASEMENT)

An abandonment of easement being a part of the public utilities and drainage easement on the South side of Lot 17 in Block 1968 of Port St. Lucie Section Nineteen according to the plat thereof as recorded in Plat Book 13 pages 19, 19A through 19K of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

The North 10.00 feet of the South 20.00 feet of said Lot 17 in Block 1968, less and except the East and West 10.00 feet thereof. Containing 600 square feet, 0.014 acres.

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

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE INDICATED.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE "X" MAP# 12111C0400 J DATED: 2-16-2012.
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 17 AS BEING N00°00'00"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 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.

SYMBOLS:

- = CATCH BASIN
 [E] = 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: 8/27/25

Pools by Greg
 (772) 337-9713

SHEET 1 OF 2

1236 SW Mancuso Avenue

SCALE: 1"=40'**DATE:** 9/10/25**DRAWN:** LW\JC**2025-0554**

DATE:

REVISIONS

SKETCH DATE: 9/10/25

Atlantic Land Designs

of the Treasure Coast, LB7468
 754 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: Felix 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.

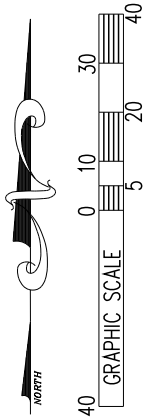


JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 5543
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

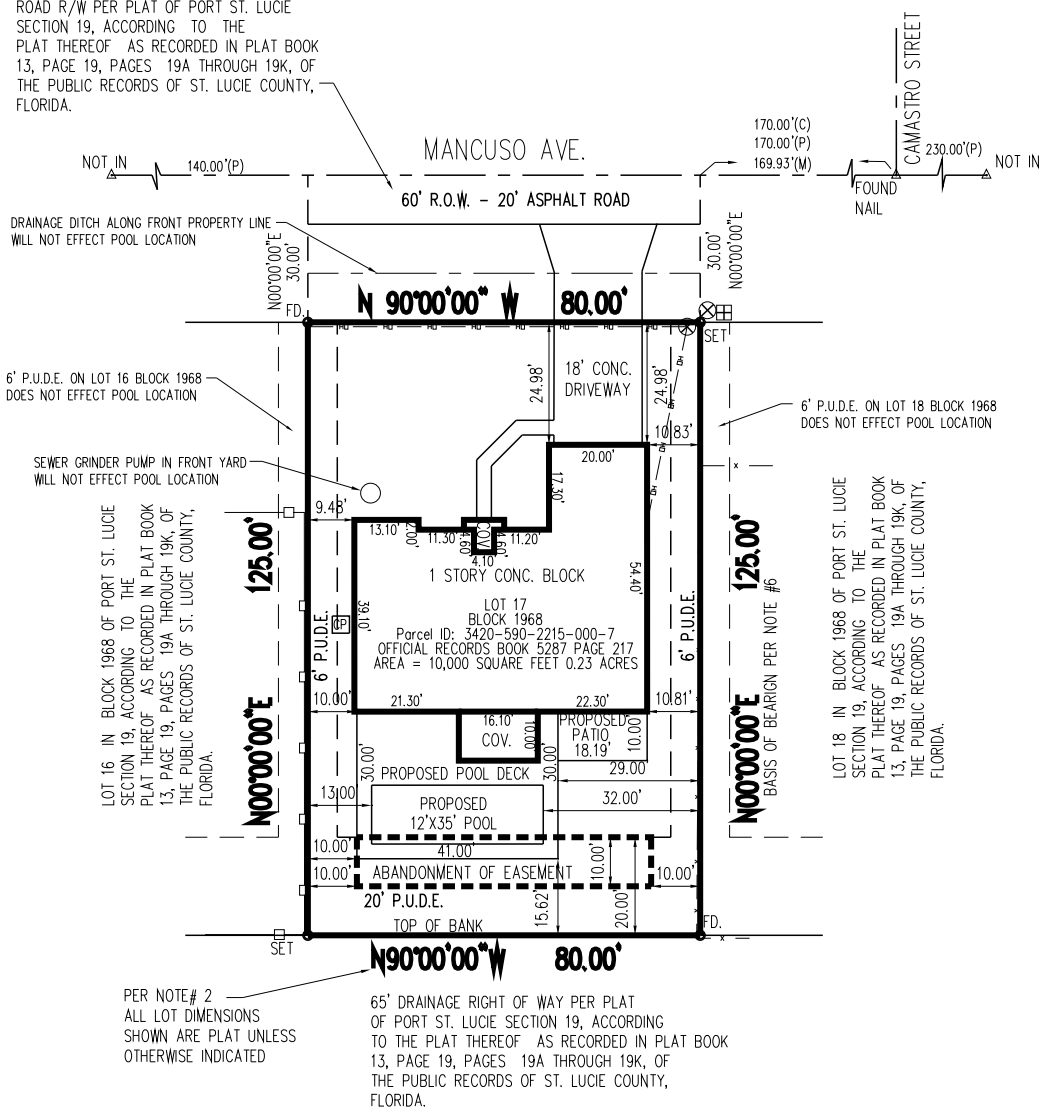
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LEGAL DESCRIPTION:

LOT 17 IN BLOCK 1968 OF PORT ST. LUCIE SECTION 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 19, PAGES 19A THROUGH 19K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



ROAD R/W PER PLAT OF PORT ST. LUCIE SECTION 19, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 19, PAGES 19A THROUGH 19K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



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