

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 4 of Block 2218 in PORT ST LUCIE SECTION THIRTY THREE, According to the plat thereof as recorded in Plat Book 15, Page 1, Page(s) 1A through 1V 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 4 in Block 2218, less and except the East and West 10.00 feet thereof. Containing 600 square feet, 0.014 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# 12111C0400 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 CENTERLINE OF ABACUS AVENUE AS BEING S89°58'11"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.

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- = CHAIN LINK 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: 9/26/25

Pools by Greg

(772) 337-9713

SHEET 1 OF 2

1386 SW ABACUS AVENUE

SCALE: 1"=40'

DATE: 10/7/25

DRAWN: LW\JC

2025-0622

DATE: REVISIONS

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

SKETCH DATE: 10/7/25

Certified to: Christal Mims

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.

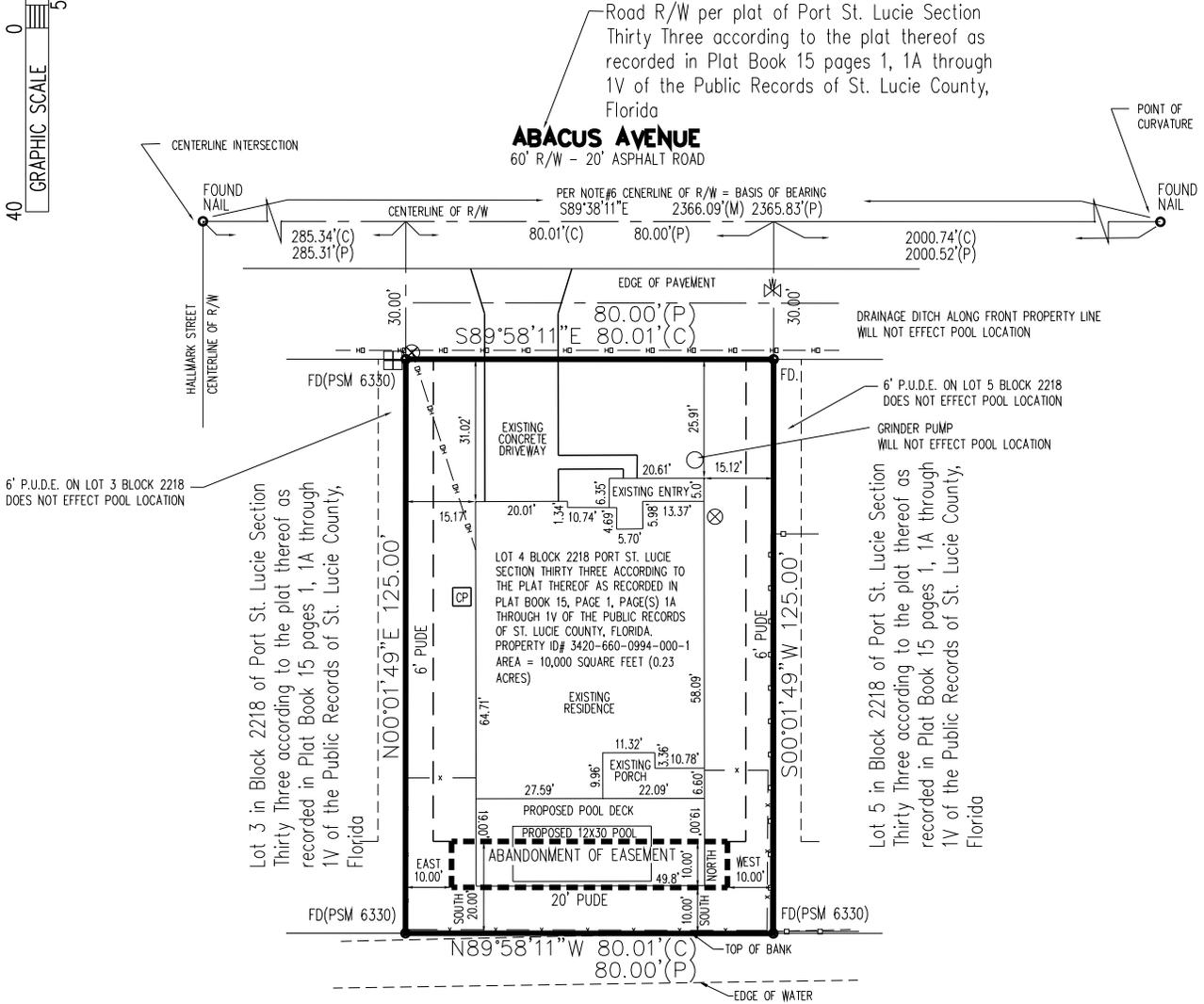
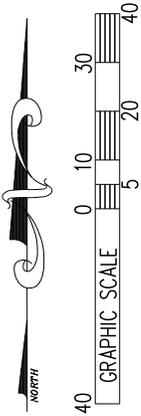


JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

BOUNDARY SURVEY

LEGAL DESCRIPTION:

Lot 4 in Block 2218 of 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



6' P.U.D.E. ON LOT 3 BLOCK 2218 DOES NOT EFFECT POOL LOCATION

Lot 3 in Block 2218 of 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

LOT 4 BLOCK 2218 PORT ST. LUCIE SECTION THIRTY THREE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 1, PAGE(S) 1A THROUGH 1V OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. PROPERTY ID# 3420-660-0994-000-1 AREA = 10,000 SQUARE FEET (0.23 ACRES)

Lot 5 in Block 2218 of 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

CANAL C-23
 PARCEL ID# 4431-333-0001-000-6
 OFFICIAL RECORDS BOOK 415 PAGE 1425
 ALSO SHOWN AS NOT INCLUDED PER PLAT OF 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

DATE OF LAST FIELD DATA ACQUISITION: 9/26/25

SHEET 2 OF 2

1386 SW ABACUS AVENUE

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