

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 6 OF BLOCK 1538 IN PORT ST LUCIE SECTION THIRTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 10, PAGE(S) 10A THROUGH 10I 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 6 in Block 1538, less and except the East and West 10.00 feet thereof. Containing 600 square feet, 0.013 acres.

ABBREVIATIONS:

○ = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
IR = 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
PVR = PAVERS
PCNR = PROPERTY CORNER
PLINE = PROPERTY LINE
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
[E] = ELECTRIC BOX
⦿ = FIRE HYDRANT
⊠ = FPL TRANSFORMER
— = GUY WIRE
☆ = LIGHT POLE
⊗ = WOOD POWER POLE
⊗ = SEWER VALVE
⊞ = WATER METER
⊞ = WATER VALVE
⊗ = WELL

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# 12111C0271 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 CENTERLINE OF MARSH AVENUE AS BEING N89°56'27"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.

SHEET 1 OF 2

2217 SE MARSH AVENUE

SCALE: 1"=40'

DATE: 1/15/25

DRAWN: LW\JC

2025-0004

DATE:

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

REVISIONS

SKETCH DATE: 1/14/25

Certified to: James D Fields Jr & Marcus A. Patten

CITY OF PORT ST. LUCIE FLORIDA

Pools by Greg

(772) 337-9713

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

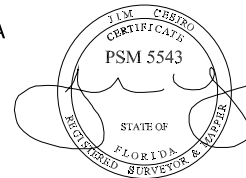
JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5543
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

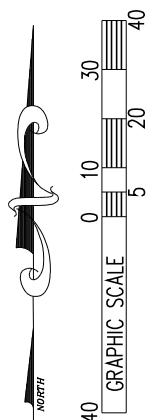
Digitally signed by James A

Cesiro

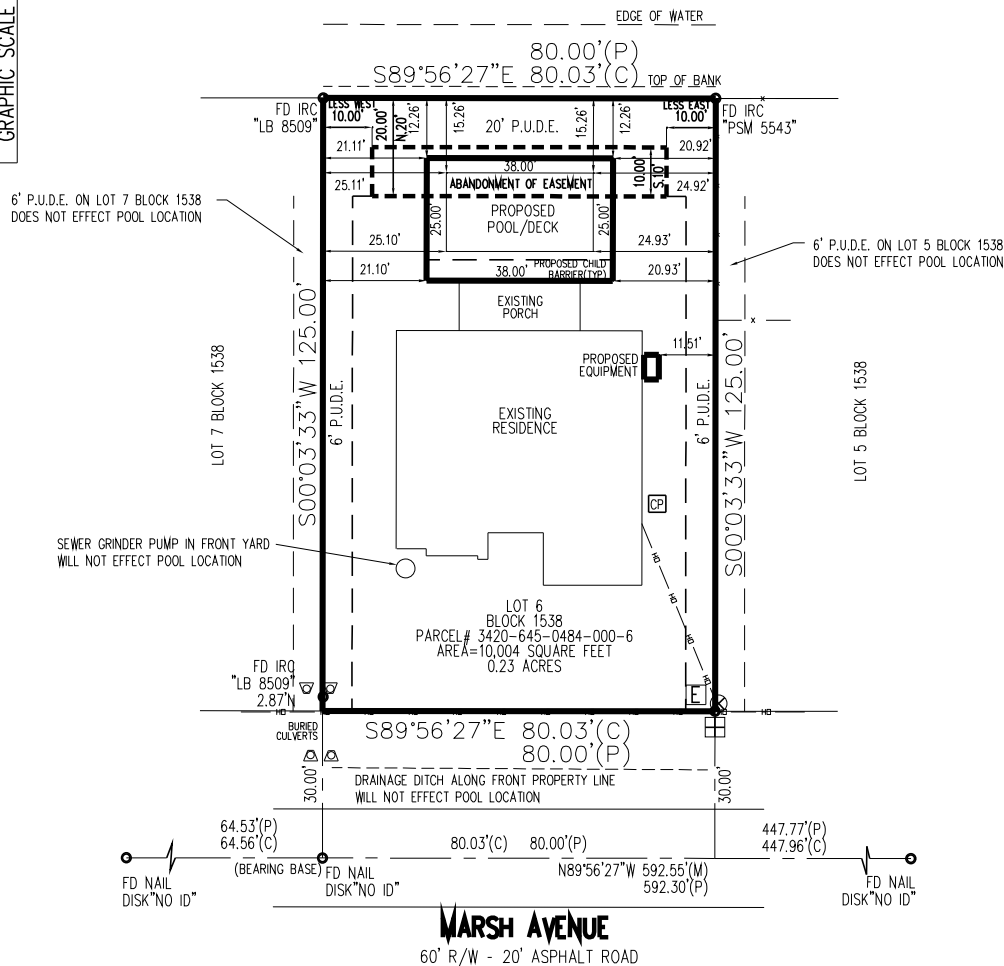
Date: 2025.02.14 09:46:25

-05'00'





50' DRAINAGE RIGHT OF WAY (P)



SHEET 2 OF 2

2217 SE MARSH AVENUE

SCALE: 1"=40'

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