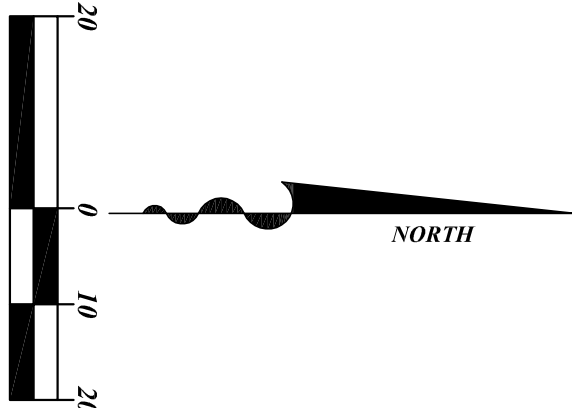


LEGAL DESCRIPTION
 LOT 650, FLORESTA AT THE CHAMPIONS' CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 106 THROUGH 110, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

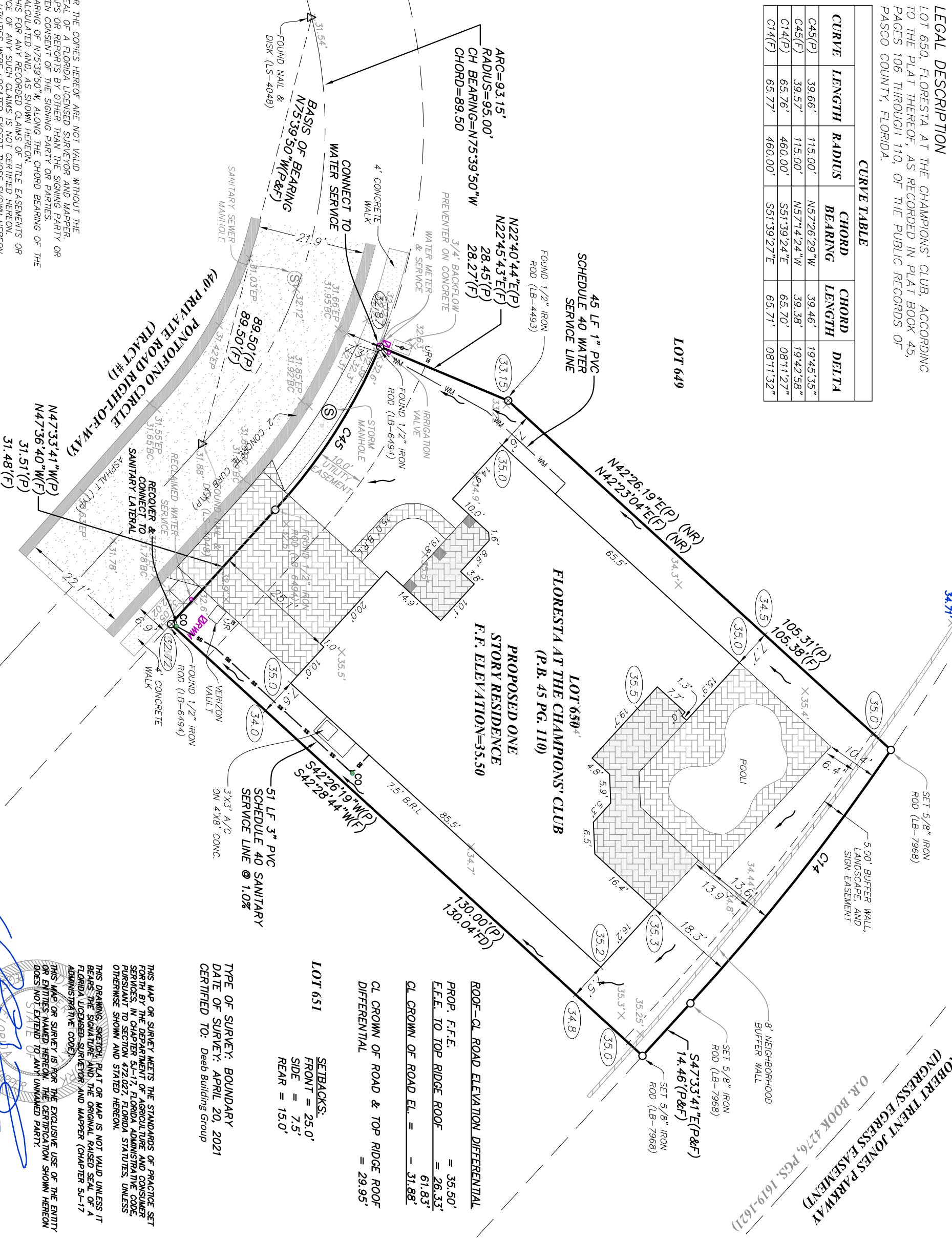
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C45(P)	39.66'	115.00'	N57°26'29"W	39.46'	19°45'35"
C45(F)	39.57'	115.00'	N57°14'24"W	39.38'	19°42'58"
C14(P)	65.76'	460.00'	S51°39'24"E	65.70'	08°11'27"
C14(F)	65.77'	460.00'	S51°39'27"E	65.71'	08°11'32"



LEGEND

- (C) CALCULATED MEASUREMENT AND/OR DATA
- (P) FIELD MEASUREMENT AND/OR DATA
- (F) PLAT MEASUREMENT AND/OR DATA
- A/C AIR CONDITIONER
- CL CENTERLINE
- CO CLEAN OUT
- CONC CONCRETE
- COV COVERED
- ELEV ELEVATION
- ID IDENTIFICATION
- INV INVERT
- LB LICENSED BUSINESS NUMBER
- LP LIGHT POLE
- LS LICENSED SURVEYOR NATIONAL GEODETIC VERTICAL DATUM NUMBER
- NO. NUMBER
- OHW OVERHEAD WIRE
- O.R. OPTICAL RECORDS
- PSW PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
- R/WM RECLAIMED WATER METER TYPICAL
- UB UTILITY BOX
- UM UTILITY MARKER
- UP UTILITY POLE
- UR UTILITY RISER
- UV UTILITY VAULT
- WM WATER METER
- WV WATER VALVE
- X 31.54' EXISTING GRADE SHOT
- (33.15) PROPOSED GRADE



- SURVEYOR'S NOTES:**
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - BASES OF BEARINGS: CALCULATED BEARING OF N75°39'50"W, ALONG THE CHORD BEARING OF THE CENTERLINE OF PONTOFINO CIRCLE AS CALCULATED AND, AS SHOWN HEREON.
 - THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
 - NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
 - UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - THIS SURVEY IS NON-TRANSFERABLE.**

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 422.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTRY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David T. York
 PSW #5875
 June 8, 2021
 Date of Signature

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: APRIL 20, 2021
CERTIFIED TO: Deeb Building Group

LOT 651
 SETBACKS:
 FRONT = 25.0'
 SIDE = 7.5'
 REAR = 15.0'

ROOF-CL ROAD ELEVATION DIFFERENTIAL
 PROP. F.F.E. = 35.50'
 F.F.E. TO TOP RIDGE ROOF = 26.33'
 CL GROWN OF ROAD EL. = - 31.88'

CL GROWN OF ROAD & TOP RIDGE ROOF DIFFERENTIAL
 = 29.95'

SITE PLAN
LOT 650
 10246 PONTOFINO CIRCLE
 LOT 650, FLORESTA AT CHAMPIONS' CLUB
 PASCO COUNTY, FLORIDA



DAVRIS, INC.
 CERTIFICATE OF AUTHORIZATION # 7968
 5830 Nebraska Ave.
 New Port Richey, FL 34652
 Phone: (727) 232-3800
 Website: www.davrisinc.com
 Email: cm or tw@davrisinc.com

PROJECT NUMBER:
 21033

FILE: 21033-BNDY.dwg

CHECKED BY: CM DTY

SHEET NO.
 1