

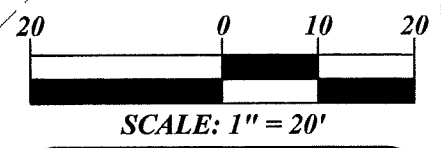
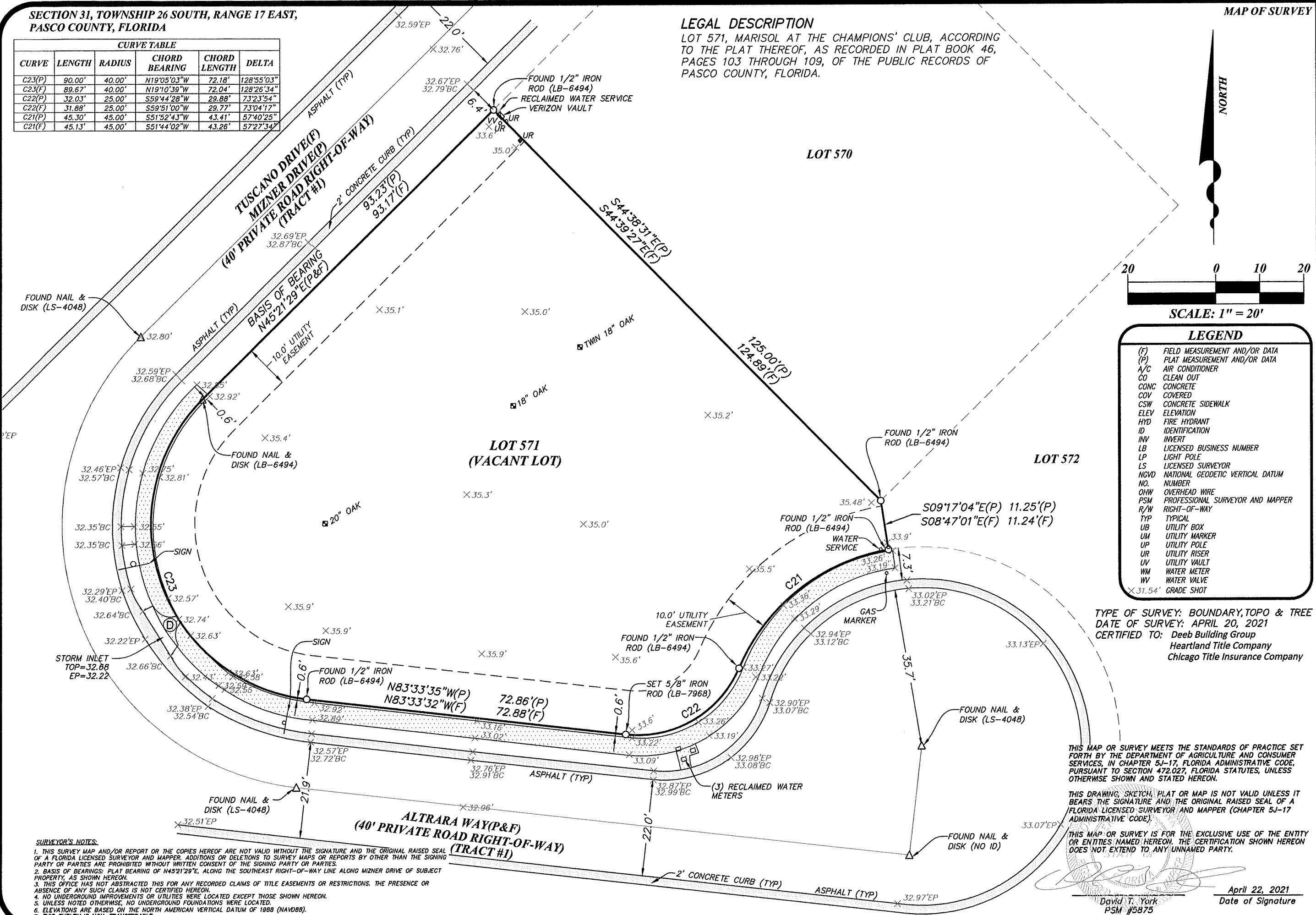
SECTION 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C23(P)	90.00'	40.00'	N19°05'03"W	72.18'	128°55'03"
C23(F)	89.67'	40.00'	N19°10'39"W	72.04'	128°26'34"
C22(P)	32.03'	25.00'	S59°44'28"W	29.88'	73°23'54"
C22(F)	31.88'	25.00'	S59°51'00"W	29.77'	73°04'17"
C21(P)	45.30'	45.00'	S51°52'43"W	43.41'	57°40'25"
C21(F)	45.13'	45.00'	S51°44'02"W	43.26'	57°27'34"

LEGAL DESCRIPTION

LOT 571, MARISOL AT THE CHAMPIONS' CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 103 THROUGH 109, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

MAP OF SURVEY



LEGEND

(F)	FIELD MEASUREMENT AND/OR DATA
(P)	PLAT MEASUREMENT AND/OR DATA
A/C	AIR CONDITIONER
CO	CLEAN OUT
CONC	CONCRETE
COV	COVERED
CSW	CONCRETE SIDEWALK
ELEV	ELEVATION
HYD	FIRE HYDRANT
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO.	NUMBER
OHW	OVERHEAD WIRE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
TYP	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'	GRADE SHOT

TYPE OF SURVEY: BOUNDARY, TOPO & TREE
DATE OF SURVEY: APRIL 20, 2021
CERTIFIED TO: Deeb Building Group
Heartland Title Company
Chicago Title Insurance Company

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 472.027, 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 ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David T. York
PSM #5875
April 22, 2021
Date of Signature

- 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.
 - BASIS OF BEARINGS: PLAT BEARING OF N45°21'29"E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE ALONG MIZNER DRIVE OF SUBJECT PROPERTY, 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.

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



BOUNDARY SURVEY
1022 TOSCANO DRIVE
MARISOL AT CHAMPIONS' CLUB
PASCO COUNTY, FLORIDA 34655

PROJECT NUMBER:
21034
FILE: 21034-BNDY.dwg
CHECKED BY: C.M.DTY
SHEET NO.
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