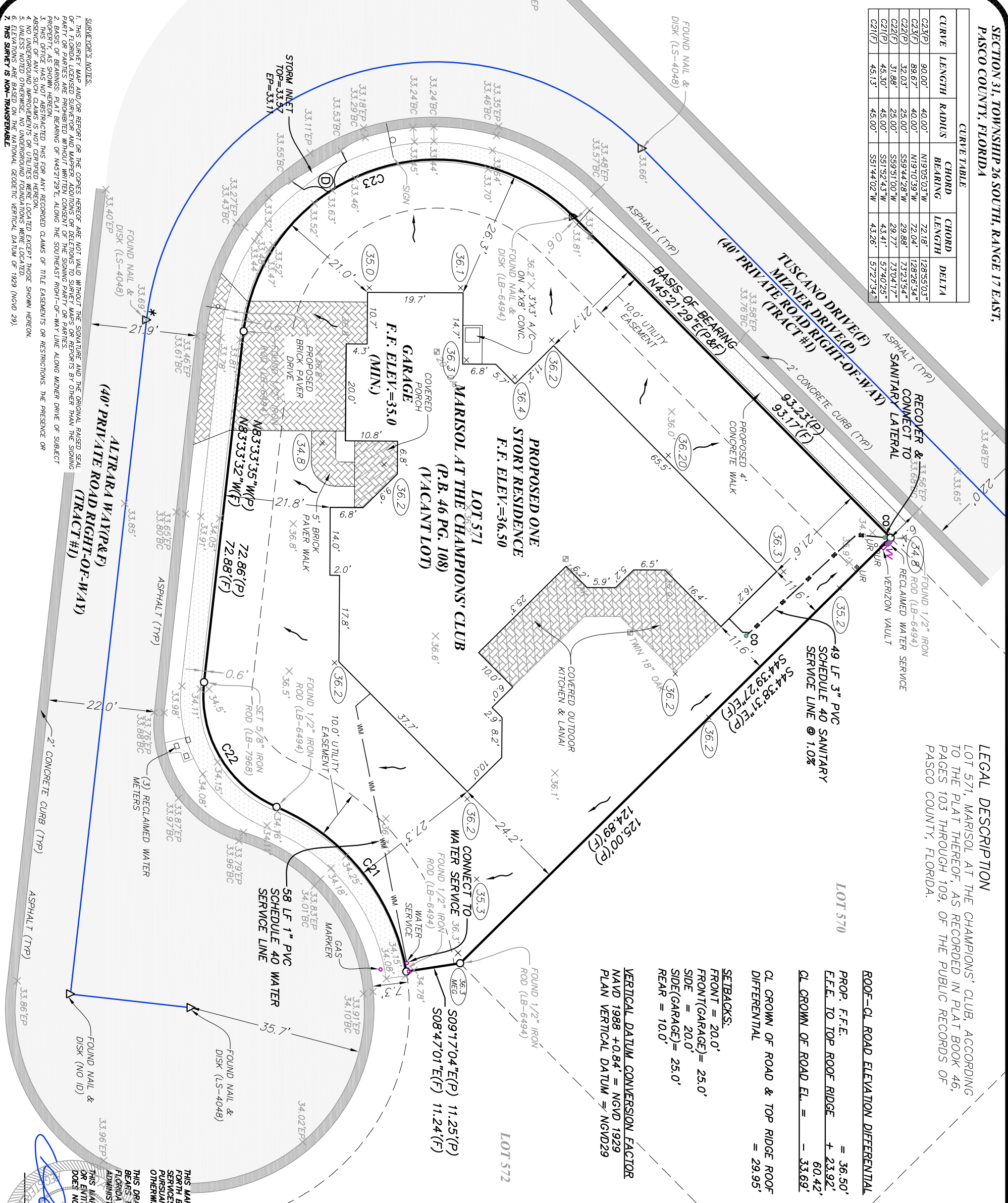


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C23(P)	90.00'	40.00'	N19°05'03"W	72.18'	128°55'03"
C23(F)	89.67'	40.00'	N19°10'39"W	72.04'	128°26'34"
C22(P)	32.03'	25.00'	S59°44'28"W	29.88'	73°23'54"
C22(F)	31.88'	25.00'	S59°51'00"W	29.77'	73°04'17"
C21(P)	45.30'	45.00'	S91°52'43"W	43.41'	57°40'25"
C21(F)	45.13'	45.00'	S91°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.

ROOF-CL ROAD ELEVATION DIFFERENTIAL

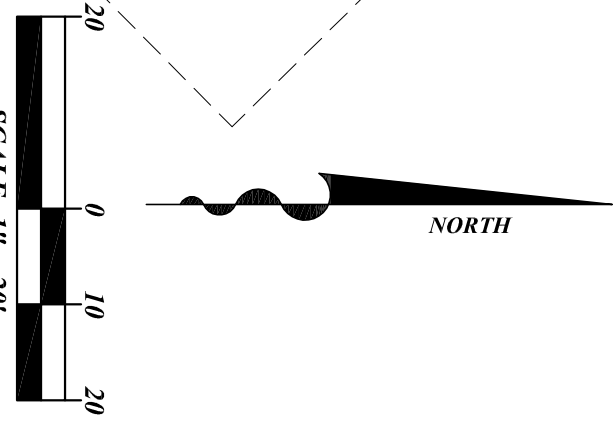
PROP. F.F.E.	= 36.50'
F.F.E. TO TOP ROOF RIDGE	+ 23.92'
CL CROWN OF ROAD EL.	= 33.69'
CL CROWN OF ROAD & TOP RIDGE ROOF DIFFERENTIAL	= 29.95'

SETBACKS:

FRONT = 20.0'
FRONT(GARAGE) = 25.0'
SIDE = 20.0'
SIDE(GARAGE) = 25.0'
REAR = 10.0'

VERTICAL DATUM CONVERSION FACTOR

NAVD 1988 +0.84' = NGVD 1929
PLAN VERTICAL DATUM = NGVD29



LEGEND

- (C) CALCULATED MEASUREMENT AND/OR DATA
- (F) FIELD MEASUREMENT AND/OR DATA
- (P) 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
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NO NUMBER
- OHV OVERHEAD WIRE
- O/R OFFICIAL RECORDS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
- RECL RECLAIMED WATER METER
- TP TYPICAL
- UB UTILITY BOX
- UM UTILITY MARKER
- UP UTILITY POLE
- UR UTILITY RISER
- UV UTILITY VAULT
- WV WATER VALVE
- WV WATER VALVE
- X 31.54' EXISTING GRADE SHOT
- X 33.15' PROPOSED GRADE

TYPE OF SURVEY: SITE PLAN
DATE OF SURVEY: JUNE 30, 2021
CERTIFIED TO: Deeb Building Group

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5S-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 5S-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
David T. York
PSM #5875

October 13, 2021
Date of Signature

PROJECT NUMBER:
21034

FILE: 21034-BNDY.dwg

CHECKED BY: CM DTY

SHEET NO.
1

SITE PLAN
LOT 571
1022 TOSCANO DRIVE
MARISOL AT CHAMPIONS' CLUB
PASCO COUNTY, FLORIDA 34655



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