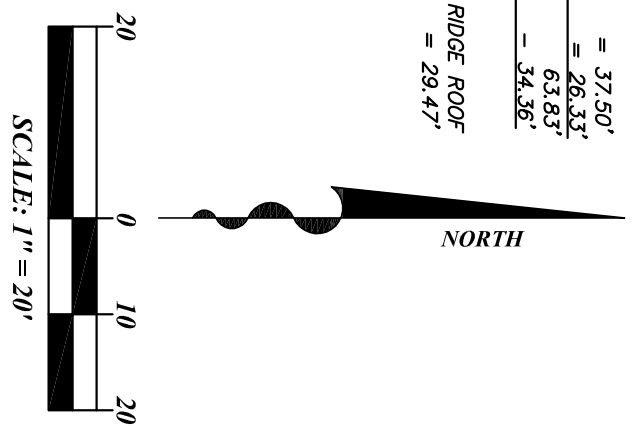


ROOF-CL ROAD ELEVATION DIFFERENTIAL

PROP. F.F.E.	= 37.50'
FFE TO TOP RIDGE ROOF	= 26.33'
CL CROWN OF ROAD EL.	= - 34.36'
CL CROWN OF ROAD & TOP RIDGE ROOF DIFFERENTIAL	= 29.47'



LEGEND	
(C)	CALCULATED MEASUREMENT AND/OR DATA
(D)	DESCRIPTION MEASUREMENT AND/OR DATA
(F)	FIELD MEASUREMENT AND/OR DATA
(P)	PLAT MEASUREMENT AND/OR DATA
(R)	RECORD MEASUREMENT AND/OR DATA
A/C	AIR CONDITIONER
CONC	CONCRETE
COV	COVERED
CSW	CONCRETE SIDEWALK
ELEV	ELEVATION
ID	IDENTIFICATION
INVT	INVENTORY
LS	LICENSED BUSINESS NUMBER
NO.	NUMBER
OR	OFFICIAL RECORDS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
TPM	TYPICAL
UB	UTILITY BOX
UM	UTILITY MARKER
UP	UTILITY POLE
UR	UTILITY RISER
UV	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE

SETBACKS:
 FRONT = 20.0'
 SIDE = 7.5'
 REAR = 10.0'

TYPE OF SURVEY: SITE PLAN
 DATE OF SURVEY: MARCH 24, 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 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 #58875
 June 8, 2021
 Date of Signature

LEGAL DESCRIPTION:
 LOT 539, SIENA AT THE CHAMPOINS' CLUB ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 93 THRU 98 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:
 1. 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.
 2. BASIS OF BEARINGS: PLAT BEARING N86°57'54"E, ALONG THE NORTH LOT LINE OF LOT 539, AS SHOWN HEREON.
 3. 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.
 4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
 5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
 6. ELEVATIONS BASED UPON PLAN ELEVATIONS, NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD 88).
 7. THIS SURVEY IS NON-TRANSFERABLE.

PROJECT NUMBER:
21021

FILE: 12021.DWG

CHECKED BY: CM DTY

SHEET NO.
1 OF 1

SITE PLAN
LOT 539, SIENA AT THE CHAMPOINS' CLUB
 1235 TUSCANY DRIVE
 NEW PORT RICHEY FL. 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