



131 W. BROADWAY ST  
STE 1001  
OVIDO, FL 32765  
OFFICE: (407) 542-4977  
INFO@HNHSURVEY.COM  
LB: 8291

**LEGAL DESCRIPTION**

LOT 03, BLOCK 898, POINCIANA NEIGHBORHOOD 2 EAST VILLAGE 7, MB 53, PAGES 1-3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

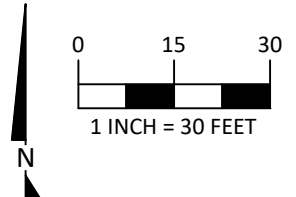
**SITE ADDRESS**

312 BASS LANE, POINCIANA, FLORIDA 34759

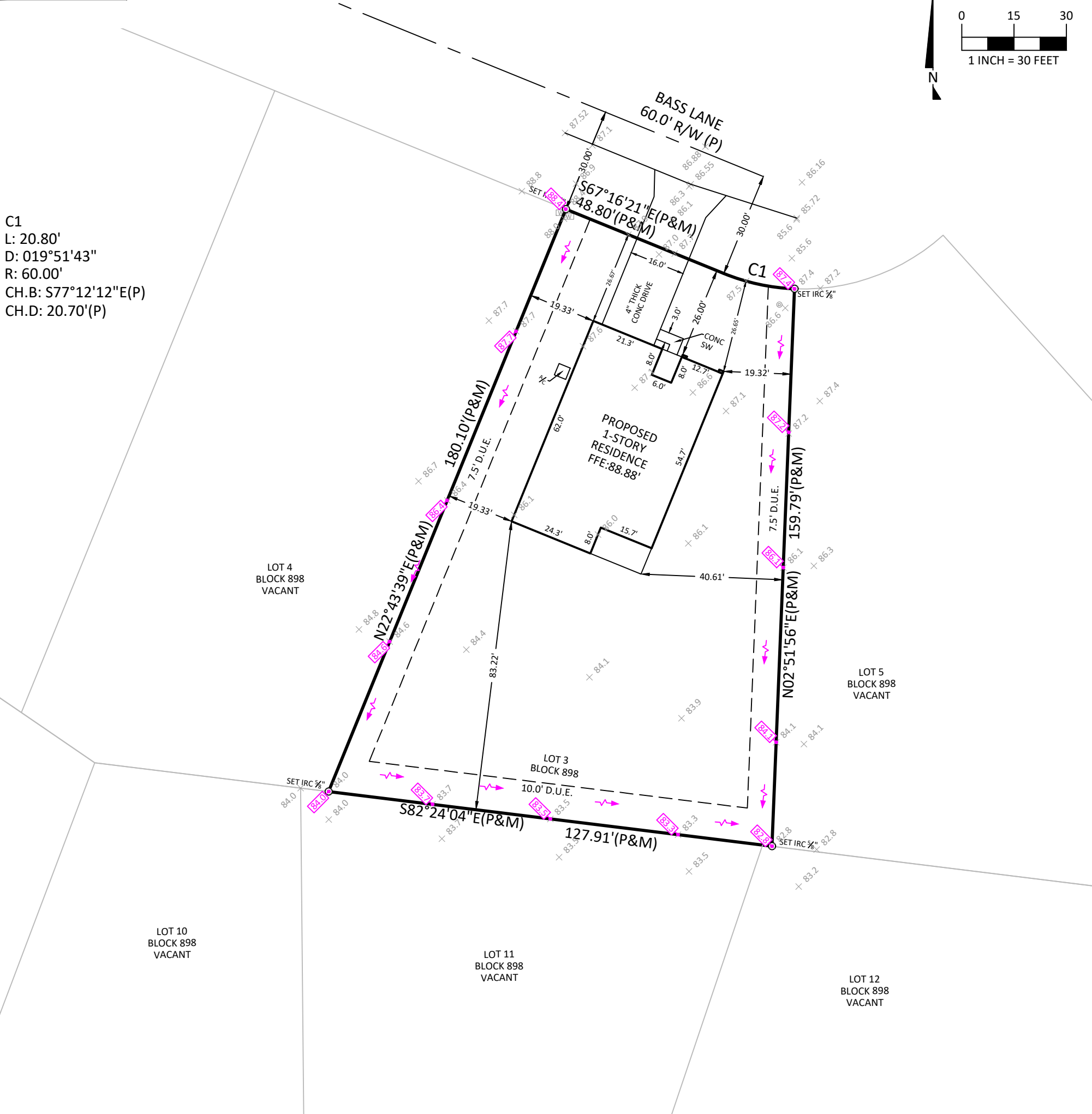
**JOB NUMBER**

23-12-051-SP

**SITE PLAN**



C1  
L: 20.80'  
D: 019°51'43"  
R: 60.00'  
CH.B: S77°12'12"E(P)  
CH.D: 20.70'(P)



**VERTICAL DATUM**

NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): BRTW, FLWE, & ZEFR.

**HORIZONTAL DATUM**

NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, ZONE 0902, FLORIDA WEST. THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF BASS LANE, BEING S67°16'21"E, PER PLAT.

**LEGEND & SYMBOLS**

PSM = PROFESSIONAL SURVEYOR & MAPPER		= BENCHMARK
LB = LICENSED BUSINESS		= DRAINAGE ARROW
LS = LICENSED SURVEYOR		= ROAD GRADE
FND = FOUND		= GROUND GRADE
SET = SET "LB 8291"		= PROPOSED GRADE
IR[C] = IRON ROD [ & CAP]		= SANITARY MANHOLE
NL[D] = NAIL [ & DISK]		= WELL
CM = CONCRETE MONUMENT		= WATER METER
TYP = TYPICAL		= ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION		= CLEANOUT
BFE = BASE FLOOD ELEVATION		= ELECTRICAL RISER
BSL = BUILDING SETBACK LINE		= TELEPHONE RISER
BM = BENCHMARK		= CABLE RISER
PP = POWER POLE		= POWER POLE
CONC = CONCRETE		= VALVE
SW = SIDEWALK		= IR[C] FOUND
EP = EDGE OF PAVEMENT		= 5/8" IRC SET
CMP = CORRUGATED METAL PIPE		= NL[D] FOUND
INV = INVERT		= NLD SET
R/W = RIGHT-OF-WAY		= CM FOUND
A/C = AIR CONDITIONER		= CM SET
D.E. = DRAINAGE EASEMENT		
U.E. = UTILITY EASEMENT		
WBF = WOOD BOARD FENCE		
CLF = CHAIN LINKED FENCE		
WVF = WHITE VINYL FENCE		
HWF = HOG WIRE FENCE		
BWF = BARBED WIRE FENCE		
(P) = PLAT (M) = MEASURED (C) = CALCD		
CULVERT		EXISTING
UTILITIES		PROPOSED
SEPTIC / SEWER		PROPOSED

FIELD DATE: 12/14/2023

FIELD CREW:

LOT SIZE: 16,315 SQ. FT.

CLIENT NAME:  
LGI HOMES - POINCIANA

CLIENT FILE NUMBER:

SIGN DATE: 12/15/23

DRAFTER: C.M.

MODEL: ESTERO-RH

CERTIFICATIONS:  
LGI HOMES

**FEMA FIRM INFORMATION:**

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN POLK COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120261, DATED 12/22/2016.

**SURVEYOR'S NOTES**

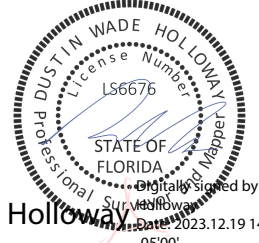
ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCES OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT EITHER THE SIGNED AND ORIGINAL RAISED SEAL OF THE SURVEYOR, OR DIGITAL SIGNATURE IF VIEWING A PDF COPY OF THE SURVEY. THE DIGITAL COPY OF THE SIGNATURE IS NOT VALID WHEN PRINTED.



Dustin Holloway  
Date: 2023.12.19 14:16:41  
-05'00'

DUSTY HOLLOWAY LS 6676  
H&H SURVEY CONSULTANTS LB 8291  
AN EXACTA COMPANY