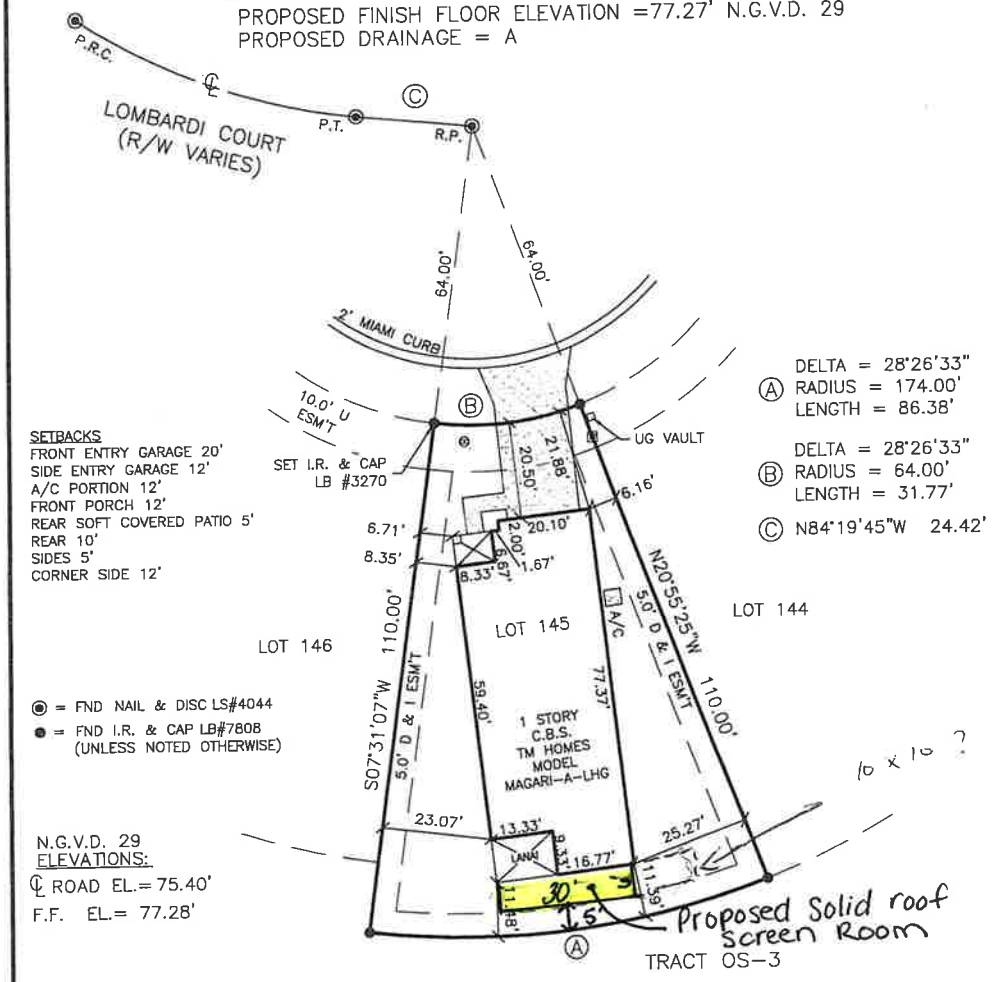
PLAT OF SURVEY

LEGAL DESCRIPTION:
LOT 145, SOLIVITA PHASE 5D, AS RECORDED IN PLAT BOOK 195, PAGES 31–33, OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA.

NOTE: According to the Federal Emergency Management Agency Firm Map No. 12105C0265G Community No. 120261, effective SEPTEMBER 28, 2012, this property appears to be located in Zone "X" (unshaded), an area determined to be outside the 0.2% annual chance floodplain.

PROPOSED FINISH FLOOR ELEVATION =77.27' N.G.V.D. 29
PROPOSED DRAINAGE = A



DELTA = 28°26'33"
Ⓐ RADIUS = 174.00'
LENGTH = 86.38'

DELTA = 28°26'33"
Ⓑ RADIUS = 64.00'
LENGTH = 31.77'

Ⓒ N84°19'45"W 24.42'

SETBACKS
FRONT ENTRY GARAGE 20'
SIDE ENTRY GARAGE 12'
A/C PORTION 12'
FRONT PORCH 12'
REAR SOFT COVERED PATIO 5'
REAR 10'
SIDES 5'
CORNER SIDE 12'

◉ = FND NAIL & DISC LS#4044
● = FND I.R. & CAP LB#7808
(UNLESS NOTED OTHERWISE)

N.G.V.D. 29
ELEVATIONS:
℄ ROAD EL.= 75.40'
F.F. EL.= 77.28'

LOT 145
6,498 SQ. FEET
0.15 ACRE

ASSUMED NORTH MERIDIAN ; BEARINGS BASED ON THE CENTERLINE OF LOMBARDI COURT , AS BEING N84°19'45"W

CERTIFY TO:
TROY SHANNON BROWN AND BILLIE JEAN BROWN
TAYLOR MORRISON HOME FUNDING, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
INSPIRED TITLE SERVICES, LLC

A.P.V. = ASSOCIATION OF PONCIANA VILLAGE
B.O.C. = BACK OF CURB
CATV = CABLE TELEVISION BOX
C.B.S. = CONC BLOCK STRUCTURE
C.B. = CHORD BEARING
CC = CREW CHIEF
C.H. = CHORD
C.L.F. = CHAINLINK FENCE
C.M. = CONCRETE MONUMENT
C.P. = CONCRETE PIPE
COR = CORNER
CONC = CONCRETE
D = DRAINAGE
E.O.P. = EDGE OF PAVEMENT
EL = ELEVATION
ESM'T = EASEMENT
F.B. = FIELD BOOK
FBS = FORM BOARDS
FF = FINISH ELEVATION
F.F. = FINISH FLOOR
FND = FOUND
HWA = HANSON, WALTER & ASSOCIATES
I.D. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = 5/8" IRON ROD
L = LENGTH OF CURVE
LL = LOOSE LEAF
LB = LICENSED SURVEYING BUSINESS
N&D = NAIL AND DISC
N.R. = NON-RADIAL
N.T.S. = NOT TO SCALE
O/S = OFFSET
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.C = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVE
P.C.P. = PERMANENT CONTROL POINT
PE = PROPOSED ELEVATION
P.I. = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
PG = PAGE
R = RADIUS
R.P. = RADIUS POINT
RES. = RESIDENCE
RGE = RANGE
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT OF WAY
SW = SIDEWALK
SEC = SECTION
SQ.FT. = SQUARE FEET
T = TANGENT LENGTH OF CURVE
T.O.B. = TOP OF BANK
TWP = TOWNSHIP
U = UTILITY
UG = UNDERGROUND
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
(C) = CALCULATED DATA
(D) = DEED DATA
(L) = LEGAL DESCRIPTION DATA
(M) = MEASURED DATA
(P) = PLAT DATA
(E) = EXISTING

ARV = AIR RELEASE VALVE
BOV = BLOW OFF VALVE
BOLLARD
CABLE BOX
CATV
2X4 CURB INLET
DRAINAGE MANHOLE
ELECTRIC BOX
FIRE HYDRANT
GAS VALVE
GUY WIRE
IRRIGATION VALVE
LIGHT POLE
MAIL BOX
PHONE BOX
UTILITY/POWER POLE
RWV = RECLAIMED WATER VALVE
CLEANOUT
SANITARY MANHOLE
SV = SANITARY VALVE
SIGN POST
TRANSFORMER PAD
UTILITY BOX
WM = WATER METER
WV = WATER VALVE
WELL

No Underground Installations or Improvements Have Been Located Except as Noted.
The Surveyor Has Not Abstracted The Lands Shown Hereon For Easements, Rights Of Way And Restrictions, If Any.
Elevations Refer To National Geodetic Vertical Datum Of 1929, unless otherwise noted. Do Not Use Building Ties to Construct Deed or Platted Lines. There may be additional restrictions and/or easements that are not recorded on this plat of survey that may be found in the Public Records of this county.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

House Model	MAGARI-A-LHG	BLDG. Permit No.			
Scale	1"= 30'	Sec.	Twp.	Rng.	
Survey Type	Survey Date	CC	Field Book	Page	By
Boundary	01-08-24	RC	23-4	64	DT
Site Plan	12-06-23				ML
Form Boards	01-15-24	RC	LL	LL	DT
Foundation	03-26-24	JS	LL	LL	ML
Boundary/Final	04-24-24	RC	LL	LL	DT

Address 1400 LOMBARDI COURT Project #

Revisions	F.B./PG.	C.C.	Date	By
LOT FIT (ALLORA MODEL)			04-24-23	ML
LOT FIT (SALINA MODEL)			07-07-23	ML
ADD CERTIFICATIONS			05-08-24	DT

Hanson, Walter & Associates, Inc.
Engineering, Surveying and Planning
8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708 (407)847-9433
SURVEYING CERTIFICATE OF AUTHORIZATION #3270
ENGINEERING CERTIFICATE OF AUTHORIZATION #3265

I hereby certify that the survey represented hereon has been prepared in accordance with the Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

5/9/24
John M. Hughes, PSM #6387 Date Signed

I:\2000\SOLIVITA 5D\LOT 145\Drawings\LOT 145 SOL 5D F.dwg • May 08, 2024-2:49pm • plotted by DTangonan