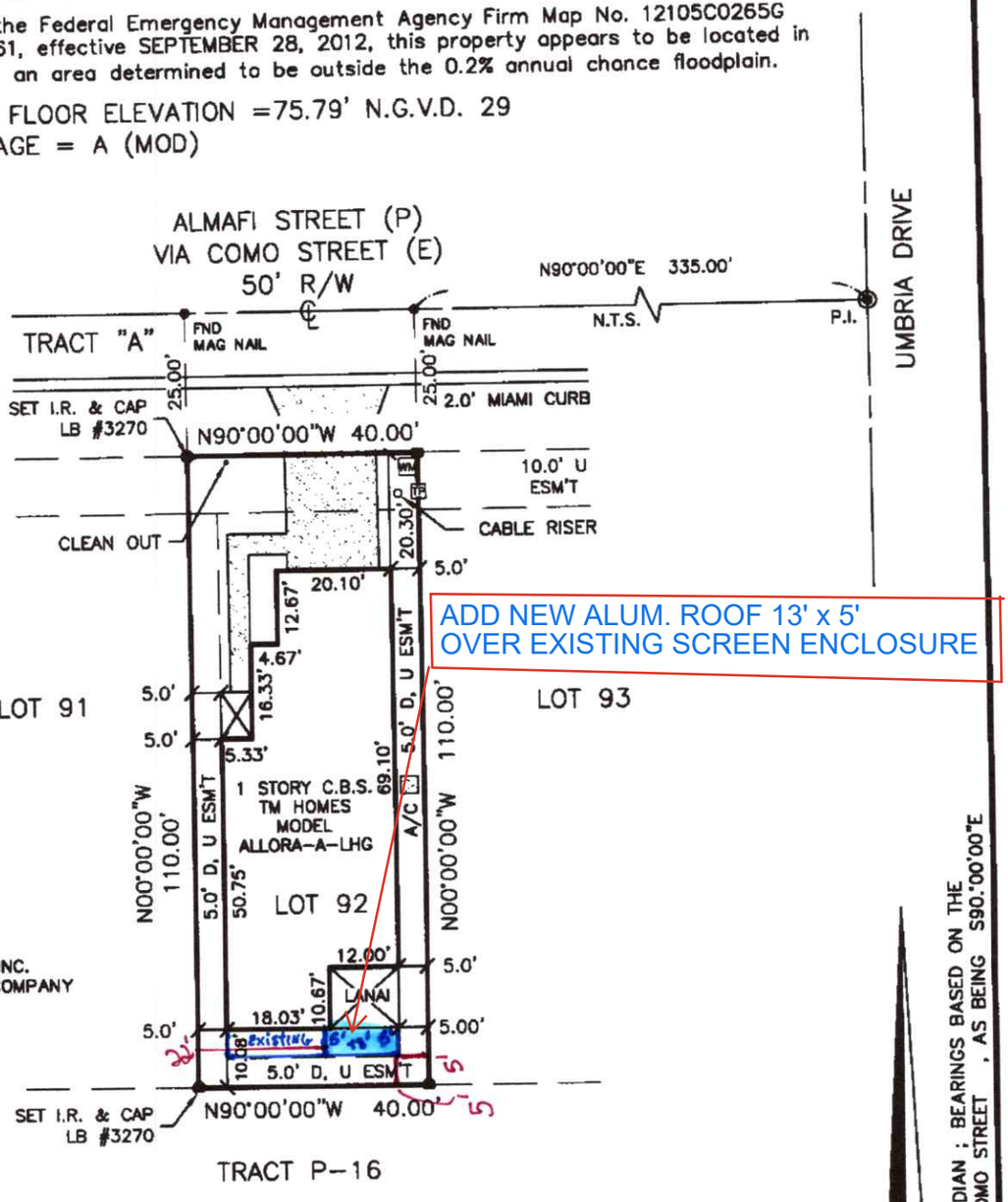
PLAT OF SURVEY

LEGAL DESCRIPTION:
LOT 92, SOLIVITA PHASE 5C, AS RECORDED IN PLAT BOOK 187, PAGES 26–30, 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 =75.79' N.G.V.D. 29
PROPOSED DRAINAGE = A (MOD)



CERTIFY TO:

MICHELE R. SILVA
TAYLOR MORRISON HOME FUNDING, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
INSPIRED TITLE SERVICES, LLC

Approximate area to be sodded
1,953 sq. feet

LOT 92
4,400 SQ. FEET
0.10 ACRE

● = FND I.R. & CAP LB#7808 (UNLESS NOTED OTHERWISE)

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'

A.P.V. = ASSOCIATION OF POINCIANA VILLAGE
B.O.C. = BACK OF CURB
CATV = CABLE TELEVISION BOX
C.B.S. = CONC BLOCK STRUCTURE
C.B. = CHORD BEARING
CC = CREW CHIEF
CH. = 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
FE = 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
CB CABLE BOX
TV CATV
2X4 CURB INLET
DRAINAGE MANHOLE
EB ELECTRIC BOX
FIRE HYDRANT
GAS GAS VALVE
GUY WIRE
ICV IRRIGATION VALVE
LIGHT POLE
MB MAIL BOX
PB PHONE BOX
UTILITY/POWER POLE
RWV RECLAIMED WATER VALVE
CLEANOUT
SANITARY MANHOLE
SV SANITARY VALVE
SIGN POST
TP 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	ALLORA-A-LHG		BLDG. Permit No.		
Scale	1"= 30'	Sec.	Twp.	Rng.	
Survey Type	Survey Date	CC	Field Book	Page	By
Boundary	03-10-22	RC	22-2	45	DT
Site Plan	01-10-22				DT
Form Boards	03-17-22	RC	LL	LL	DT
Foundation	12-19-22	RC	LL	LL	ML
Boundary/Final	12-19-22	RC	LL	LL	ML

Address 795 VIA COMO STREET — Project #

Revisions	F.B./PG.	C.C.	Date	By

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

Digitally signed by John M Hughes
Date: 2022.12.22 09:03:23 -05'00'

John M. Hughes, PSM #6367 — Date Signed

I:\2000\SOLMTA 5C\LOT 92\Drawings\LOT 92 SOL5C F.dwg • Dec 21, 2022-11:46am • plotted by MLoidley