

**PLAT OF SURVEY**

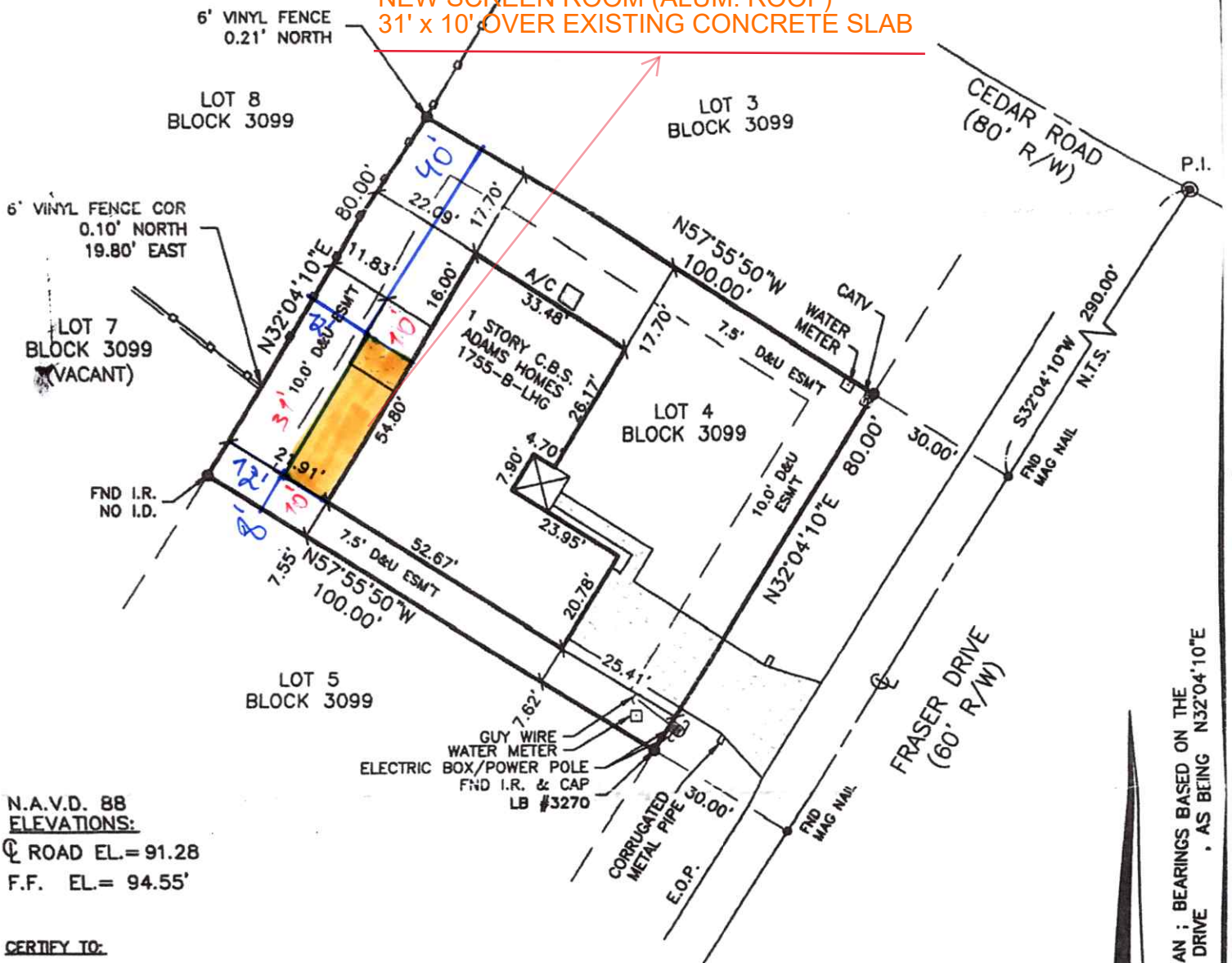
**LEGAL DESCRIPTION:**

LOT 4, BLOCK 3099, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, AS RECORDED IN PLAT BOOK 61, PAGES 29-55, OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA.

NOTE: According to the Federal Emergency Management Agency Firm Map No.12105C0395H Community No. 120261, effective DEC. 22, 2016, this property appears to be located in Zone "X" (unshaded), an area determined to be outside the 0.2% annual chance floodplain.

NOTE: ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 88 DATUM.

**NEW SCREEN ROOM (ALUM. ROOF)  
31' x 10' OVER EXISTING CONCRETE SLAB**



**N.A.V.D. 88  
ELEVATIONS:**

ROAD EL.= 91.28  
F.F. EL.= 94.55'

**CERTIFY TO:**

CARLOS JOEL RODRIGUEZ LOPEZ  
ACOPIA HOME LOANS  
SOUTHERN TITLE HOLDING COMPANY, LLC  
WESTCOR LAND TITLE INSURANCE COMPANY

LOT #4  
8,000 SQ. FEET  
0.18 ACRES

- = FND I.R. & CAP LB#7190 (UNLESS NOTED OTHERWISE)
- ⊙ = FND NAIL & DISC ILLEGIBLE

**SETBACKS**

FRONT: 25'  
SIDES: 7.5'  
REAR: 20'  
COR SIDE: 15'

ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE CENTERLINE OF FRASER DRIVE, AS BEING N32°04'10"E

- 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
- C.H. = CHORD
- C.L.F. = CHARLINK FENCE
- C.M. = CONCRETE MONUMENT
- C.P. = CONCRETE PIPE
- COR = CORNER
- CONC = CONCRETE
- D = DRAINAGE
- E.O.P. = EDGE OF PAVEMENT
- EL = ELEVATION
- SM'7 = EASEMENT
- F.B. = FIELD BOOK
- FGS = FORM GUIDES
- FE = FINISH ELEVATION
- FF = FINISH FLOOR
- FND = FOUND
- HWA = HANSON, WALTER & ASSOCIATES
- ID. = IDENTIFICATION
- I.P. = IRON PIPE
- I.R. = 5/8" IRON ROD
- L = LENGTH OF CURVE
- LL = LOOSE LEAF
- LLB = 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
- RIS = 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
- Δ = CENTERLINE
- Δ = DELTA (CENTRAL ANGLE)
- (C) = CALCULATED DATA
- (D) = DEED DATA
- (L) = LEGAL DESCRIPTION DATA
- (M) = MEASURED DATA
- (P) = PLAT DATA
- (E) = EXISTING

- AIR RELEASE VALVE
- 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
- RECLAIMED WATER VALVE
- CLEANOUT
- SANITARY MANHOLE
- SANITARY VALVE
- SIGN POST
- TRANSFORMER PAD
- UTILITY BOX
- WATER METER
- WATER VALVE
- WELL

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 lot or platted lines. There may be additional restrictions and/or easements that are not recorded on this plat of survey and 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	1755-B-LHG	BLDG. Permit No.	Address 895 FRASER DRIVE			Project #
Scale	1" = 30'	Sec.	Twp.	Rng.	Revisions	F.B./PG.
Survey Type	Survey Date	CC	Field Book	Page	By	Date
Boundary	11-03-20	RC	20-10	61	DT	12-22-20
Site Plan	09-17-20				DT	01-12-21
Form Boards	12-08-20	RC	LL	LL	DT	01-27-21
Foundation	08-16-21	RC	LL	LL	ML	02-24-21
Boundary/Final	08-16-21	RC	LL	LL	ML	



**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



Randy or  
John M. Hughes, PSM #6367

Digitally signed by  
John M Hughes  
Date: 2021.08.18  
10:52:52 -04'00'

Date Signed