

DESCRIPTION: LOT 90, MIRADA ACTIVE ADULT 2A, 2C, 2D AND 2J  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK  
 82, PAGES 12-28, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

SFC 15, TWP. 25 S, RNG 20 E.  
 PASCO COUNTY, FLORIDA  
 (MIRADA ACTIVE ADULT PHASES 2A, 2C, 2D AND 2J)

AS BUILT SURVEY  
 (FINAL)

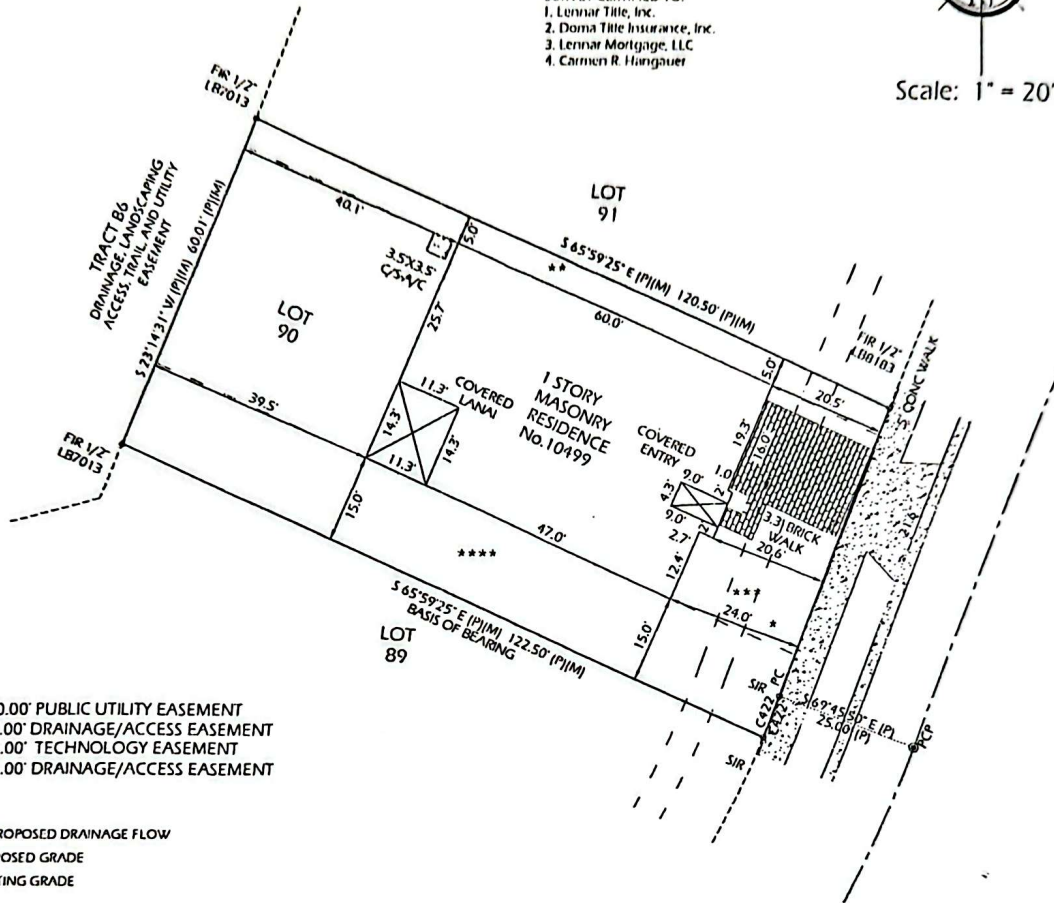
CURVE DATA (P)(M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C421	1402.00	52.50	52.50	S 21° 10' 30" W	7° 01' 56"
C422	170.00	7.49	7.48	S 21° 29' 51" W	7° 31' 22"



Scale: 1" = 20'

SURVEY CERTIFIED TO:  
 1. Lennar Title, Inc.  
 2. Doma Title Insurance, Inc.  
 3. Lennar Mortgage, LLC  
 4. Carmen R. Hurgauer



- \* = 10.00' PUBLIC UTILITY EASEMENT
- \*\* = 5.00' DRAINAGE/ACCESS EASEMENT
- \*\*\* = 5.00' TECHNOLOGY EASEMENT
- \*\*\*\* = 1.00' DRAINAGE/ACCESS EASEMENT

LEGEND:

- = PROPOSED DRAINAGE FLOW
- = PROPOSED GRADE
- = EXISTING GRADE

LOWEST FLOOR ELEVATIONS:  
 LIVING AREA: 116.03'  
 GARAGE AREA: 115.51'  
 ELEVATIONS REFERENCED TO  
 NORTH AMERICAN VERTICAL  
 DATUM OF 1988

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 120230  
 (MAP NUMBER 12101C-0266-F) EFFECTIVE DATE: 09/26/2014

SURVEY ABBREVIATIONS

AL - ARC LENGTH AVC - AIR CONDITIONER AVE - ACCESS EASEMENT AW - ALUMINUM FENCE BFE - BASE FLOOD ELEVATION BMA - BENCH MARK C - CURVE CA - CALCULATED CL - CENTERLINE CLF - CHAIN LINK FENCE CMP - CORRUGATED METAL PIPE COL - CONCRETE C/S - CONCRETE SLAB	DE - DRAINAGE EASEMENT ELE - ELEVATION EOP - EDGE OF PAVEMENT EAS - EASEMENT F/C - FENCE CORNER FCM - FOUND CONCRETE MONUMENT FIP - FOUND IRON PIPE FIR - FOUND IRON ROD FND - FOUND NAIL & DISK FOP - FOUND OPEN PIPE FPP - FOUND PING PONG PIPE	HW - HIGH WIRE FENCE INV - INVERT LB - LICENSED BUSINESS LE - LOWEST FLOOR ELEVATION LS - LICENSED SURVEYOR M - MEASURED MES - METERED END SECTION NCF - NO CORNER FOUND O/A - OVERALL O/R - OFFICIAL RECORDS P - PLAT PB - PLAT BOOK	PC - POINT OF CURVE PCC - POINT OF COMPOUND CURVE PCP - PERMANENT CONTROL POINT PE - POOL EQUIPMENT PG - PAGE PI - POINT OF INTERSECTION PK - PARKER RAILON P - PROPERTY LINE POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POL - POINT ON LINE PRC - POINT OF REVERSE CURVE PRM - PERMANENT REFERENCE MONUMENT R - RECORD	RNG - RANGING RRS - RAIL ROAD SPIKE R/W - RIGHT OF WAY SEC - SECTION SND - SET NAIL AND DISK LB#1183 SIR - SET 1/2" IRON ROD LB# 1183 TBM - TEMPORARY BENCH MARK TE - TECHNICAL EASEMENT TOB - TOP OF BANK TWP - TOWNSHIP UE - UTILITY EASEMENT VF - VINYL FENCE WE - WALL EASEMENT
---	---	--	--	--

LEGEND	
	CONCRETE
	COVERED
	VINYL FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	ALUMINUM FENCE

JOB #20061547090  
 Date of Plat: 4-20-23  
 DWG# 11: L90-MP2-SITE  
 Drawn by: JJJ  
 Checked by: JJJ  
 REVISIONS  
 FORM BOARD TIE IN 07-10-23  
 FOUNDATION TIE IN 8-23-23 DJB  
 FINAL 12-20-23 DJB

**SURVEYOR'S NOTES:**

- This survey is based on the legal description as provided by the client.
- This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
- This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations (footings), utilities, etc.
- This survey does not reflect nor determine ownership.
- See legend for symbols and/or abbreviations used hereon.
- Dimensions shown hereon are in feet and decimal portions thereof.
- Building ties are not to be used to construct deed or platted lines.

**SURVEYOR'S CERTIFICATE**

This certifies that a survey of the herein described property was made by me or under my supervision and executed in accordance with the standards of Professional Surveying in the State of Florida pursuant to Section 4-2.127, Florida Statutes.

Date: 2023-01-20  
 AT 07:56:48-85:00  
 FLORIDA

Jeff M. Hurler  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 15747

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1708 Water Oak Drive  
 Tarpon Springs, Florida  
 Phone: (727)-831-1990  
 FloridaPLS7123@gmail.com  
 LB# 81183

Initial Point Land Surveying, LLC.