

**DESCRIPTION:** LOT 5, BLOCK 2, ABBOTT SQUARE PHASE 1A,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK \_\_\_\_,  
PAGE \_\_\_\_, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**SITE PLAN**  
(NOT A SURVEY)

SEC. 4, TWP. 26 S, RNG 21 E.  
PASCO COUNTY, FLORIDA  
(ABBOTT SQUARE)

PROPOSED ELEVATIONS AND GRADING  
SHOWN HEREON ARE TAKEN FROM THE  
ENGINEERING PLANS OF  
"ABBOTT SQUARE RESIDENTIAL", PREPARED  
BY "WRA" PROVIDED BY CLIENT

CURVE DATA (P)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C58	925.00'	53.83'	53.82'	S 69°34'48" W	3°20'03"
C0	925.00' (P)	252.98' (P)	252.19' (P)	S 79°04'55" W (P)	15°40'11"



Scale: 1" = 20'

ALL ELEVATIONS REFERENCED  
TO NORTH AMERICAN  
VERTICAL DATUM OF 1988  
(NAVD 88)

LOT = 6282 SQ. FT.  
LIVING AREA = 1817 SQ. FT.  
PORCH = 32 SQ. FT.  
GARAGE = 427 SQ. FT.  
COVERED LANAI = N/A SQ. FT.  
PATIO = 23 SQ. FT.  
POOL AREA = N/A SQ. FT.  
CONC. DRIVE = 334 SQ. FT.  
A/C & CONC PAD = 9 SQ. FT.  
SIDEWALK = 72 SQ. FT.  
LOT SOD = N/A SQ. FT.  
R/W SOD = N/A SQ. FT.  
LOT OCCUPIED = 43 %  
AREA TO IRRIGATE = 57 %

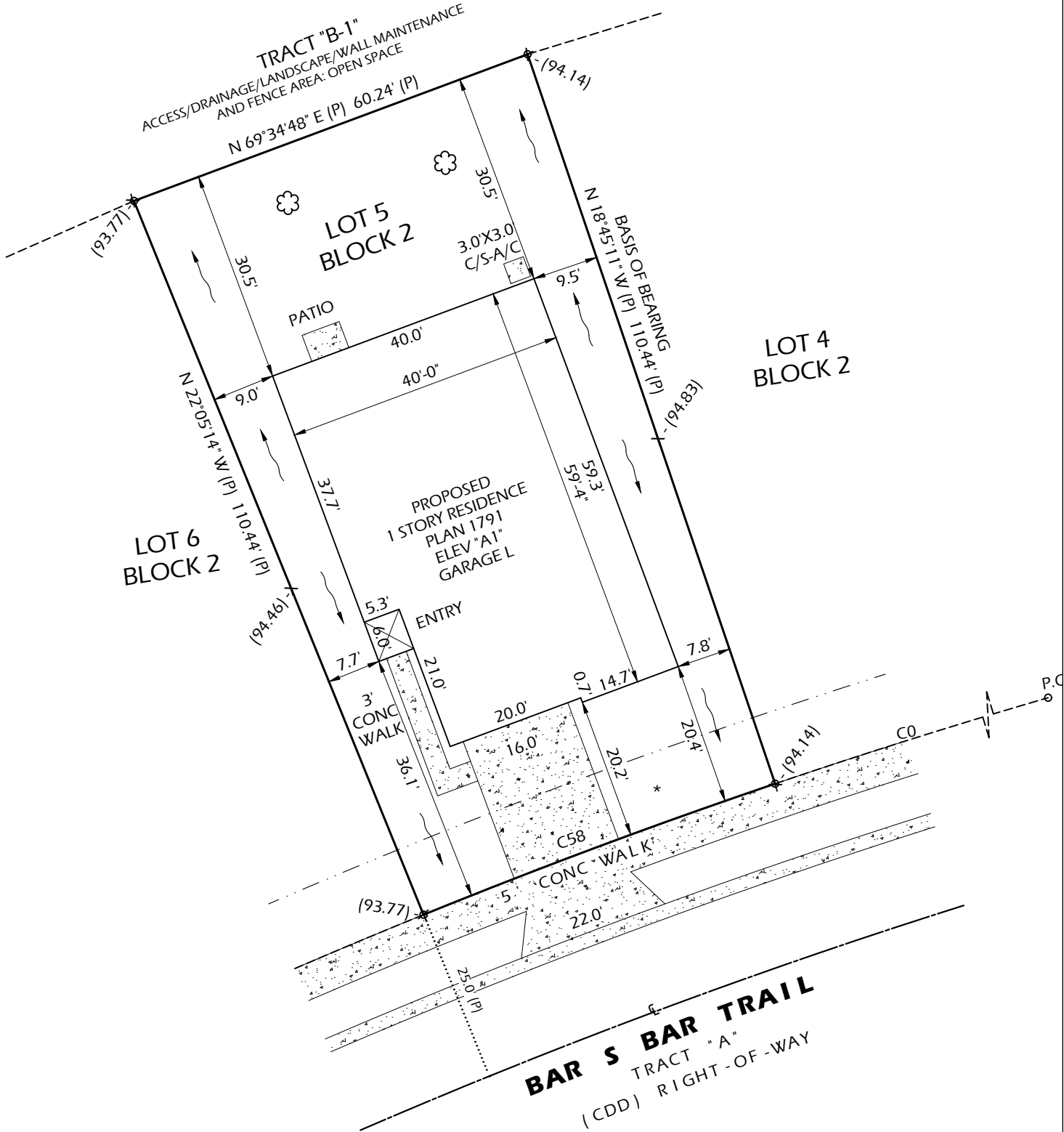
☼ = 2" OAK

\* = 10.00' PUBLIC UTILITY EASEMENT

**LEGEND:**  
➔ = PROPOSED DRAINAGE FLOW  
(00.00) = PROPOSED GRADE  
E-00.00 = EXISTING GRADE

**NOTES:**  
LOT GRADING TYPE = B  
PROPOSED PAD ELEVATION = 94.70'  
FRONT SET BACK = 20'  
SIDE SET BACK = 7.5'  
SIDE SET BACK (CORNER LOT) = 15'  
REAR SETBACK = 15'

**PROPOSED:**  
MINIMUM FLOOR ELEVATIONS:  
LIVING AREA: 95.37'  
GARAGE AREA:  
ELEVATIONS REFERENCED TO  
NORTH AMERICAN VERTICAL  
DATUM OF 1988



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 120235  
(MAP NUMBER 12101C-0289-F) EFFECTIVE DATE: 09/26/2014

**SURVEY ABBREVIATIONS**

A) = ARC LENGTH  
A/C = AIR CONDITIONER  
AF = ALUMINUM FENCE  
BFE = BASE FLOOD ELEVATION  
BM = BENCH MARK  
C = CURVE  
(C) = CALCULATED  
CL = CENTERLINE  
CLF = CHAIN LINK FENCE  
CMP = CORRUGATED METAL PIPE  
COL = COLUMN  
CONC = CONCRETE  
C/S = CONCRETE SLAB  
CST = CLEAR SIGHT TRIANGLE

(D) = DEED  
D.E = DRAINAGE EASEMENT  
EL OR ELEV = ELEVATION  
EOP = EDGE OF PAVEMENT  
ESMT = EASEMENT  
F/C = FENCE CORNER  
FCM = FOUND CONCRETE MONUMENT  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROD  
FN&D = FOUND NAIL & DISK  
FOP = FOUND OPEN PIPE  
FPP = FOUND PINCHED PIPE

INV = INVERT  
LB = LICENSED BUISNESS  
L.E = LANDSCAPE EASEMENT  
LFE = LOWEST FLOOR ELEVATION  
LS = LICENSED SURVEYOR  
(M) = MEASURED  
MES = MITERED END SECTION  
NCF = NO CORNER FOUND  
O/A = OVERALL  
OHW = OVERHEAD WIRE(S)  
O.R. = OFFICIAL RECORDS  
(P) = PLAT  
PB = PLAT BOOK

PC = POINT OF CURVE  
PCC = POINT OF COMPOUND CURVE  
PCP = PERMANENT CONTROL POINT  
P/E = POOL EQUIPMENT  
PG = PAGE  
PI = POINT OF INTERSECTION  
PK = PARKER KALON  
R = PROPERTY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCTMENT  
POL = POINT ON LINE  
PRC = POINT OF REVERSE CURVE  
PRM = PERMANENT REFERENCE MONUMENT

(R) = RECORD  
RNG = RANGE  
RRS = RAIL ROAD SPIKE  
R/W = RIGHT OF WAY  
SEC = SECTION  
SN&D = SET NAIL AND DISK  
LB#8183  
SIR = SET 1/2" IRON ROD LB# 8183  
TBM = TEMPORARY BENCH MARK  
TOB = TOP OF BANK  
TWP = TOWNSHIP  
U.E = UTILITY EASEMENT  
VF = VINYL FENCE

**LEGEND**

CONC  
ASPHALT  
BRICK  
COVERED  
VINYL FENCE  
WOOD FENCE  
CHAIN LINK FENCE  
ALUMINUM FENCE

**SURVEYOR'S NOTES:**

- Current title information on the subject property had not been furnished to Initial Point Land Surveying, LLC. at the time of this SITE PLAN
- This sketch 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.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- This SITE PLAN does not reflect nor determine ownership.
- This SITE PLAN is subject to matters shown on the Plat of "ABBOTT SQUARE PHASE 1A"
- Dimensions shown hereon are in feet and decimal portions thereof.
- Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Initial Point Land Surveying, LLC. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

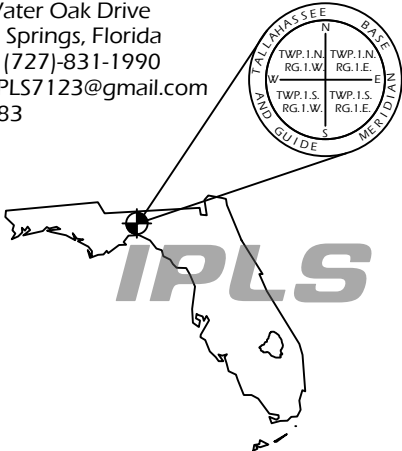
**SURVEYOR'S CERTIFICATE**

This certifies that sketch of the hereon described property was made under my supervision and meets the Application for Practice for surveys as set forth by the Florida Board of Land Surveyors in Chapter 5J-17.0051 through 5J-17.053, Florida Administrative Code pursuant to Section 472.027, Florida State Statutes

STATE OF FLORIDA  
Jeff M. Parley  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. S# 7123 EB# 8183

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

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Initial Point Land Surveying, LLC.