

DESCRIPTION: LOT 543, ESPLANADE AT WIREGRASS RANCH PHASE I AS RECORDED IN PLAT BOOK 82, PAGES 76 - 91, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12101C0429F, EFFECTIVE DATE SEPTEMBER 26, 2014. COMMUNITY No. 120230 PANEL 0429 F.

BASIS OF BEARINGS:
C/L OF R/W FOR GINNETTO DRIVE BEARS N.79°12'00"E. PER PLAT.

LEGEND:

- A = ARC
ACOE = ARMY CORPS OF ENGINEERS.
AE = ACCESS EASEMENT
BWF = BARBED WIRE FENCE
C = CURVE
(C) = CALCULATED
CATV = CABLE TELEVISION RISER
CB = CHORD BEARING
CCR = CERTIFIED CORNER RECORDS
CDD = COMMUNITY DEVELOPMENT DISTRICT

CH = CHORD
CI = CURB INLET
CLF = CHAIN LINK FENCE
CLP = CONC. LIGHT POLE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
COT = CITY OF TAMPA
CL = CENTERLINE
DE = DRAINAGE EASEMENT
D&AE = DRAINAGE AND ACCESS EASEMENT
D&IE = DRAINAGE AND INGRESS/EGRESS EASEMENT
D&U = DRAINAGE AND UTILITY
ELEV. = ELEVATION
EPCHC = ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
ESMT = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FIR = 5/8" FOUND IRON ROD, LB 3913 (UNLESS OTHERWISE NOTED)
FND = FOUND
FPK = FOUND PARKER-KALON NAIL
F.G.F.W.F.C.C.E. = FLORIDA GAME AND FRESH WATER FISH COMMISSION CONSERVATION EASEMENT
FN-D = FOUND NAIL & DISK, LB 3913 (UNLESS OTHERWISE NOTED)
FRRS = FOUND RAILROAD SPIKE
GA = GUY ANCHOR
HOA = HOMEOWNERS ASSOCIATION
HDPE = HIGH DENSITY POLYETHYLENE PIPE
ID = IDENTIFICATION
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
MEG = MATCH EXISTING GRADE
MH = MANHOLE
(NR) = NON-RADIAL
NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGVD = NATIONAL GEODETIC VERTICAL DATUM 1929
NTS = NOT TO SCALE
O.R. = OFFICIAL RECORDS
OUL = OVERHEAD UTILITY LINES
(P) = PLAT
PAGP = PER APPROVED GRADING PLAN
PAG&DP = PER APPROVED GRADING AND DRAINAGE PLAN
PB = PLAT BOOK
PI = POINT OF INTERSECTION
PC = POINT OF CURVATURE
POC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER

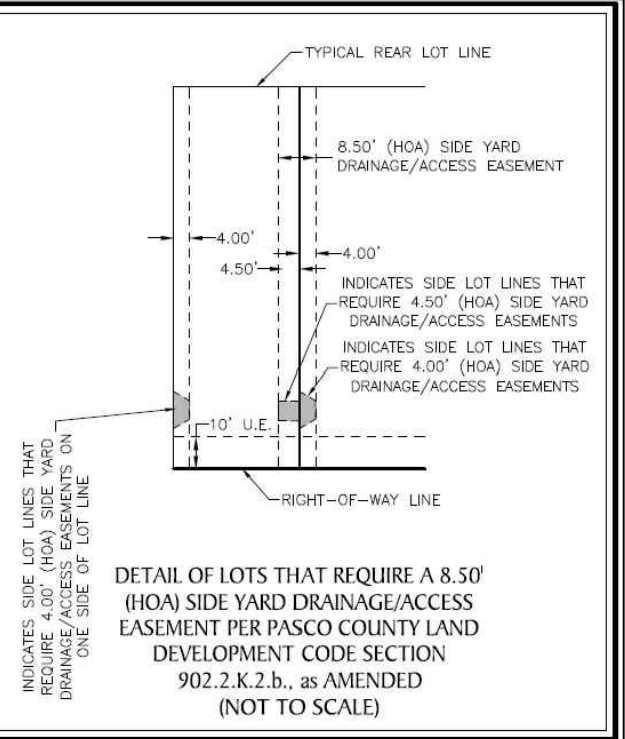
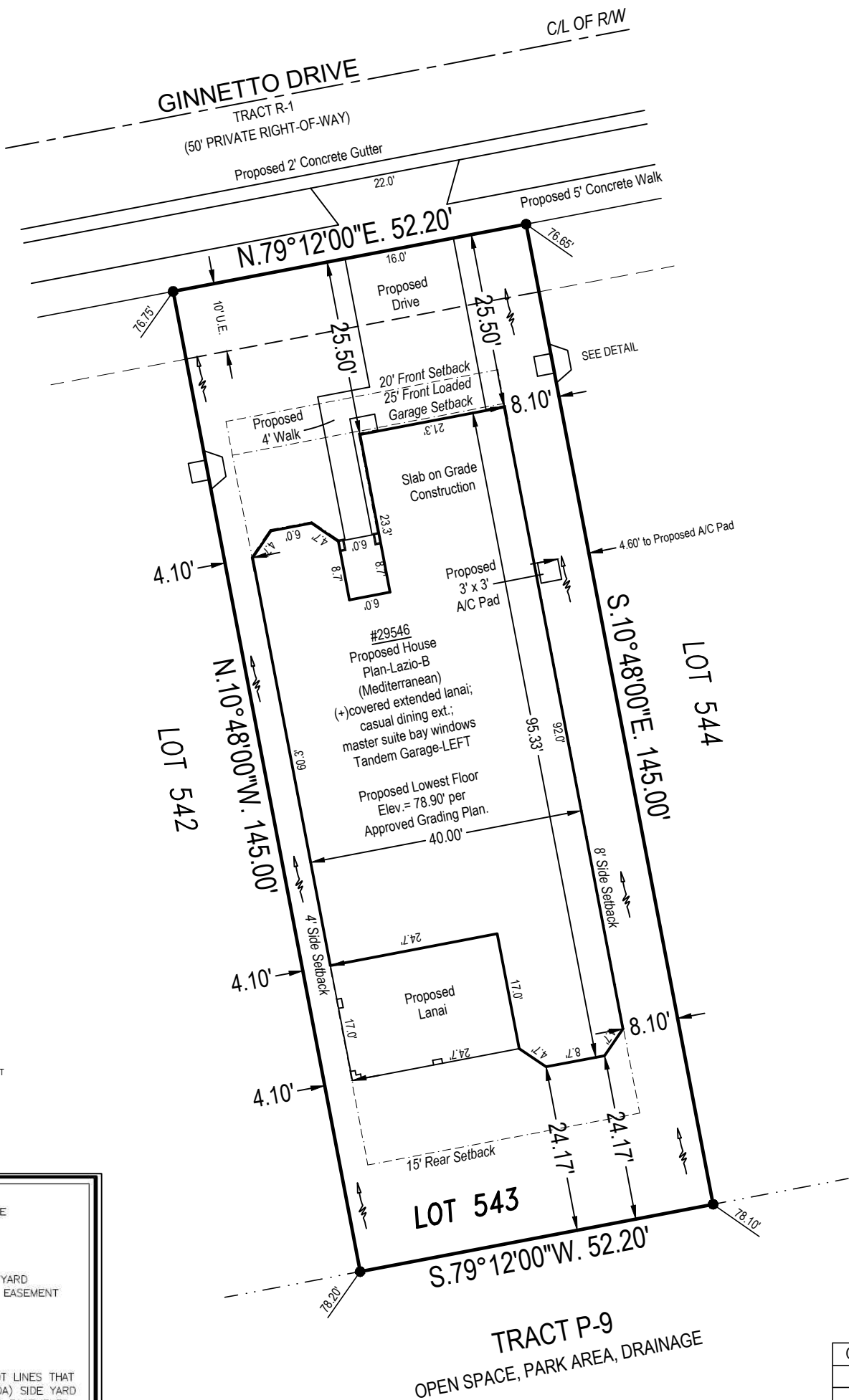
PASP = PER APPROVED SIDEWALK PLAN
P/L = PROPERTY LINE
PVC = POLYVINYL CHLORIDE
(R) = RADIAL
RAD = RADIUS
RCP = REINFORCED CONCRETE PIPE
REG = REGISTERED
R/W = RIGHT-OF-WAY
(S) = SURVEY
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
SIR = 5/8" SET IRON ROD
LB 3913
SN-D = SET NAIL & DISK LB 3913
SPK = SET PARKER-KALON NAIL
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TBM = TEMPORARY BENCHMARK
TYP. = TYPICAL
UD&IE = UTILITY AND DRAINAGE INGRESS/EGRESS EASEMENT
U.E. = UTILITY EASEMENT
WC = WITNESS CORNER
WC&L = WETLAND CONSERVATION EASEMENT LINE
WC&SL = WETLAND CONSERVATION AREA SETBACK LINE
WF = WOOD FENCE
WLBE = WALL LANDSCAPE AND BUFFER EASEMENT

☒ = WATER METER
⛶ = WATER VALVE
⦿ = FIRE HYDRANT
⚙ = HUB & TACK SET
▲ = LATH SET
⊘ = UTILITY POLE

PROPOSED
EXISTING = ELEV. (PAGP)

L.A.A. = LANDSCAPE AND ACCESS AREA
P.U.E. = PUBLIC UTILITY EASEMENT
D.L.F.E. = DRAINAGE, LANDSCAPE, AND FENCE EASEMENT

PLOT PLAN (NOT A SURVEY)



NO TREES per approved PAVING, DRAINAGE AND GRADING PLAN.

VERTICAL DATUM NOTE:
THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 1988.

Drainage
= Flow
Arrow

Lot Grading type
per Approved
Grading Plan
A



ON LOT CALCULATIONS	
LOT	7569 sq. ft.
SOD	3585 sq. ft.
LANAI	419 sq. ft.
PORCH	52 sq. ft.
DRIVEWAY	408 sq. ft.
WALKWAY	99 sq. ft.
OFF LOT CALCULATIONS	
DRIVE APRON	194 sq. ft.
PUBLIC SW	181 sq. ft.
SOD	200 sq. ft.

This Sketch Prepared For : TaylorMorrison

R E V I S I O N S				
Description	Date	Dwn.	Ck'd	Order No.
Drawn: C. Zang	Jan. 08, 2021	Client No:2012		
Original No.: 22110116		Checked:		
Current No.:22110116		Survey Date: N/A		

SCOTT R. FOWLER

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

DATE OF SIGNATURE 5185

LANDMARK

Engineering & Surveying Corporation

8515 Palm River Road
(813) 621-7841
www.lesc.com

Tampa, Florida 33619
(813) 664-1832 (fax)
L.B. # 3913