

PLOT PLAN SKETCH

DESCRIPTION:

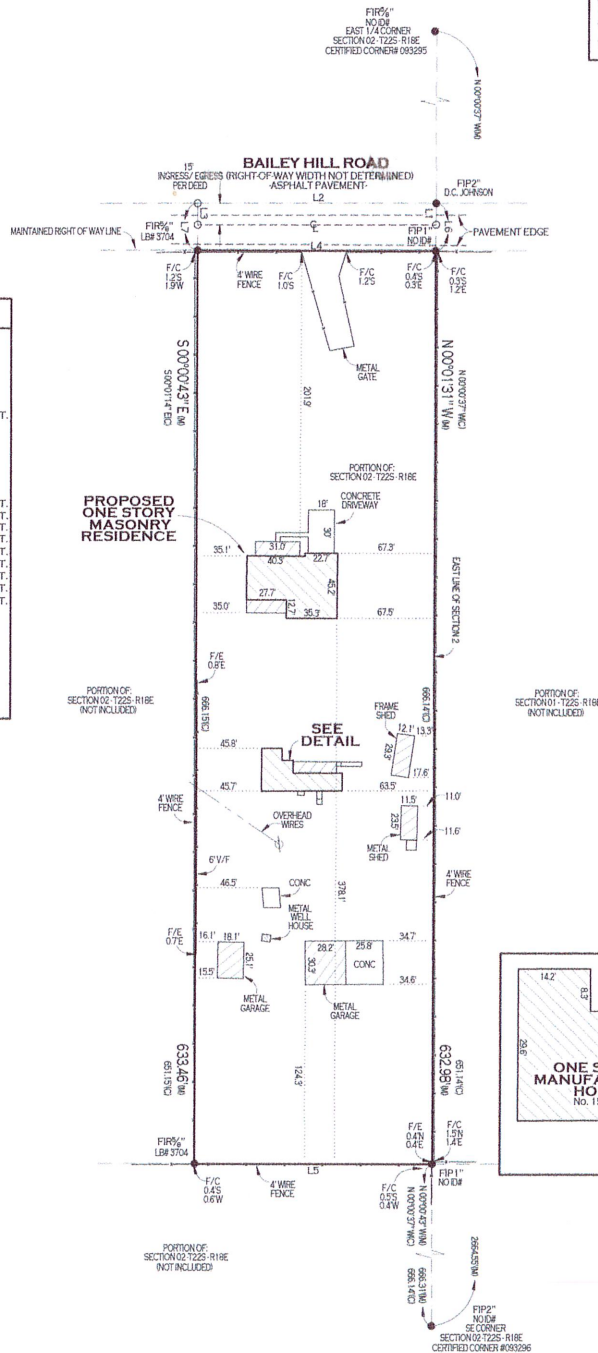
THE EAST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 15 FEET THEREOF.

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. 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.
3. THIS SKETCH IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 2.
6. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SKETCH: SITE PLAN

SITE CALCULATIONS:

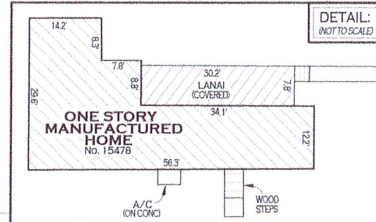
ZONING	
ZONING DISTRICT	= AG
FUTURE LAND USE	= RURAL
PROPOSED USE	= SFR
LOT	
LOT AREA	= 104760 SQ. FT.
LOT WIDTH FRONT	= 165 FT.
LOT WIDTH REAR	= 165 FT.
LOT DEPTH (LONGEST SIDE)	= 633 FT.
BUILDING	
LIVING AREA	= 1897 SQ. FT.
ENTRY	= 310 SQ. FT.
GARAGE	= 516 SQ. FT.
LANAI	= 260 SQ. FT.
PATIO	= ... SQ. FT.
POOL AREA	= ... SQ. FT.
DRIVEWAY	= 75 SQ. FT.
A/C PAD	= ... SQ. FT.
SIDEWALK	= ... SQ. FT.
SETBACKS	
FRONT YARD	= 201.9 FT.
SIDE YARD	= 35.0 FT.
REAR YARD	= 378.1 FT.
CORNER YARD	= ... FT.
BUILDING HEIGHT	= 18.4 FT.
FLOOR AREA RATIO	= 2 %



LINE DATA:

LINE	BEARING	DISTANCE
L110	N 00°03'37" W	15.00
L210	N 89°57'20" W	165.70
L310	S 00°01'14" E	15.00
L410	N 89°57'20" W	165.70
L4M	N 89°47'46" W	165.37
L510	S 89°57'30" E	165.98
L5M	S 89°57'36" E	165.51
L6M	N 00°16'47" E	32.92
L710	S 00°16'18" E	32.53

DETAIL:



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053CO177D EFFECTIVE DATE: 02/22/2012

TLS SURVEYORS AND MAPPERS, INC.
 LB#8009
 PSM6929@GMAIL.COM
 13167 SPRING HILL DRIVE
 SPRING HILL, FL 34609 (352) 277-6550

DRAWN: ESS
 CHECKED BY: ESS
 SCALE: 1"=80'
 FILE: BAILEY HILL 15478
 DATE OF SURVEY: 02-225-1BE

I HEREBY CERTIFY THAT THIS SKETCH HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17, SM 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022 FLORIDA STATUTES.
 Eric S. Smith
 DATE: 05.12.25
 PSM No. 6929 LB#8009

LEGEND: O = DESCRIPTIVE POINT (NO CORNER FOUND OR SET), (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, C = CENTERLINE, A/C = AIR CONDITIONER, CLF = CHAIN LINK FENCE, CONC = CONCRETE, COVD = COVERED, F/E = FENCE EQUIPMENT, F/C = FENCE CORNER, "X" CF = FOUND CROSS SCRIBE, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FNAD = FOUND NAIL & DISK, FCM = FOUND CONCRETE MONUMENT, O.R. = OFFICIAL RECORD BOOK, P.B. = PLAT BOOK, PCP = PERMANENT CONTROL POINT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 5/8" IRON ROD & CAP LB#8009, SNAD = SET NAIL & DISK, (BT) = BUILDING TIE, W/F = WOOD FENCE, D.U.E. = DRAINAGE/UTILITY EASEMENT, X = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS