PREPARED FOR

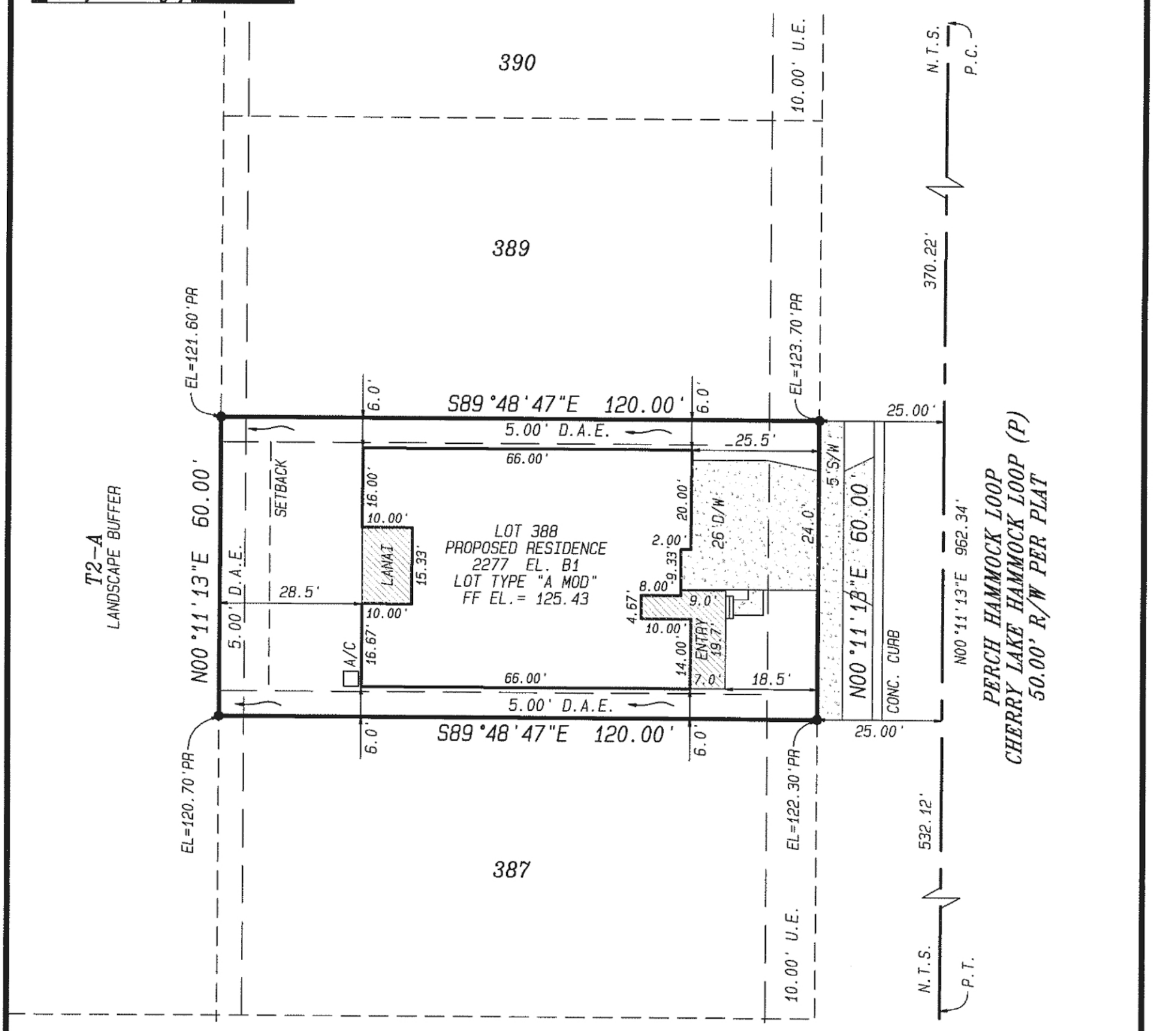
LENNAR

Quality. Value. Integrity.

PLOT PLAN

"NOT A FIELD SURVEY"

LOT 388, TRINITY LAKES PHASE 1 AND 2 , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 7-14 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



D.A.E. = DRAINAGE AND ACCESS EASEMENT

LOT AREA CALCULATIONS IN SQUARE FEET (S.F.)		R/W AREA		TOTALS
LOT AREA	7,200	R/W AREA	660	7,860
+ DRIVEWAY	669	- D/W APRON	162	831
+ LEAD WALK	31	- SIDEWALK	300	331
+ ENTRY/PORCH	186			
+ LANAI/PATIO	153			
+ A/C PAD(S)	9			
+ LIVING AREA	2,950			
TOTAL =	3,998			
LOT SOD =	3,202	R/W SOD =	198	3,400
IMPERVIOUS	56%			

SURVEY NOTES:

- PER P.U.D. SETBACK REQUIREMENTS ARE AS FOLLOWS:
  - FRONT= 15.00'
  - GARAGE= 25.00'
  - SIDES= 5.00'
  - REAR= 10.00'
  - CORNER LOTS= 15.00'
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988
- BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT, THE CENTERLINE OF CHERRY LAKE HAMMOCK LOOP, BEARING BEING N00°11'13"E.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, OR ADJOINERS OF RECORD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND FIELD MEASURED, UNLESS NOTED OTHERWISE.
- UTILITIES SHOWN GRAPHICALLY. HAVE NOT BEEN DIMENSIONED.

SCALE 1" = 30'

THIS IS NOT A SURVEY! THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR LAYOUT OF ADDITIONAL STRUCTURES. PLAT MEASUREMENTS MAY DIFFER FROM ACTUAL FIELD MEASUREMENTS.

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Michael Vukmanic
Date: 2021.11.03 13:17:15-04'00'

ROBERT D. JOHNSTON, PSM NO. 5031
MICHAEL STEPHEN VUKMANIC, PLS NO. 5028
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO.12069C0555E, EFFECTIVE 12/18/2012, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

A	- ARC LENGTH	ESMT	- EASEMENT	N&D	- NAIL & DISC	PR	- PROPOSED	S.I.R.C.	- SET 5/8" IRON ROD AND CAP (LB#6605)
A/C	- AIR CONDITIONING	EX	- EXISTING	N.R.	- NON-RADIAL	P.R.C.	- POINT OF REVERSE CURVE	T/W	- TOP OF WALL
B/W	- BOTTOM OF WALL	F.C.M.	- FOUND CONCRETE MONUMENT	N.T.S.	- NOT TO SCALE	P.R.M.	- PERMANENT REFERENCE MONUMENT	U.E.	- UTILITY EASEMENT
CONC	- CONCRETE	FF	- FINISH FLOOR	P.B.	- PLAT BOOK	P.S.M.	- PROFESSIONAL SURVEYOR & MAPPER		- PROPOSED DRAINAGE FLOW
C/L	- CENTERLINE	F.I.R.	- FOUND 5/8" IRON ROD	P.C.	- POINT OF CURVATURE	P.T.	- POINT OF TANGENT	Δ	- DELTA/CENTRAL ANGLE
C.M.	- CONCRETE MONUMENT	F.I.R.C.	- FOUND 5/8" IRON ROD & CAP	P.C.C.	- POINT OF COMPOUND CURVE	RAD.	- RADIAL	(C)	- CALCULATED MEASURMENT
D.E.	- DRAINAGE EASEMENT	FND	- FOUND	P.C.P.	- PERMANENT CONTROL POINT	R	- RADIUS	(D)	- DEED OR DESCRIPTION
D.U.E.	- DRAINAGE & UTILITY EASEMENT	LB	- LICENSED BUSINESS	P.I.	- POINT OF INTERSECTION	R.P.	- RADIUS POINT	(M)	- FIELD MEASURED
D/W	- DRIVEWAY	L.E.	- LANDSCAPE EASEMENT	PK	- PK NAIL	R/W	- RIGHT OF WAY	(P)	- PLAT
EL.	- ELEVATION	LS	- LICENSED SURVEYOR	P.L.S.	- PROFESSIONAL LAND SURVEYOR	S/W	- SIDEWALK		

DATE OF FIELD SURVEY
PLOT PLAN 09/29/21

KPMFranklin

ENGINEERS · PLANNERS · SURVEYORS

1012 EMMETT STREET - SUITE A , KISSIMMEE, FL 34741
PHONE 407-846-1216
CERTIFICATE NO. LB 6605

PROJECT INFORMATION
JOB NO. 232458
DRAWN BY: CP
REVIEWED BY: RDJ/MSV
STREET NAME 11/03/21 RW

FILE NAME: S:\PLAT SUBDIVISION\TRINITY LAKES\TL1 Lot 388.pro