

Vertical Datum Conversion Note:

Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet. (NGVD29 - 0.92' = NAVD88)

Plot Plan

SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93

BUILDING LAYOUT NOTE:

Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

GENERAL NOTES:

Residence Footprint = 2,908 Square Feet
As per the plans furnished by the builder.

Setbacks: (Reported)

20ft. from all edge of pavement

15ft. minimum distance between buildings

20ft. from front of unit to all boundaries

15ft. from rear of unit to all boundaries

7.5ft. from side of unit to all boundaries

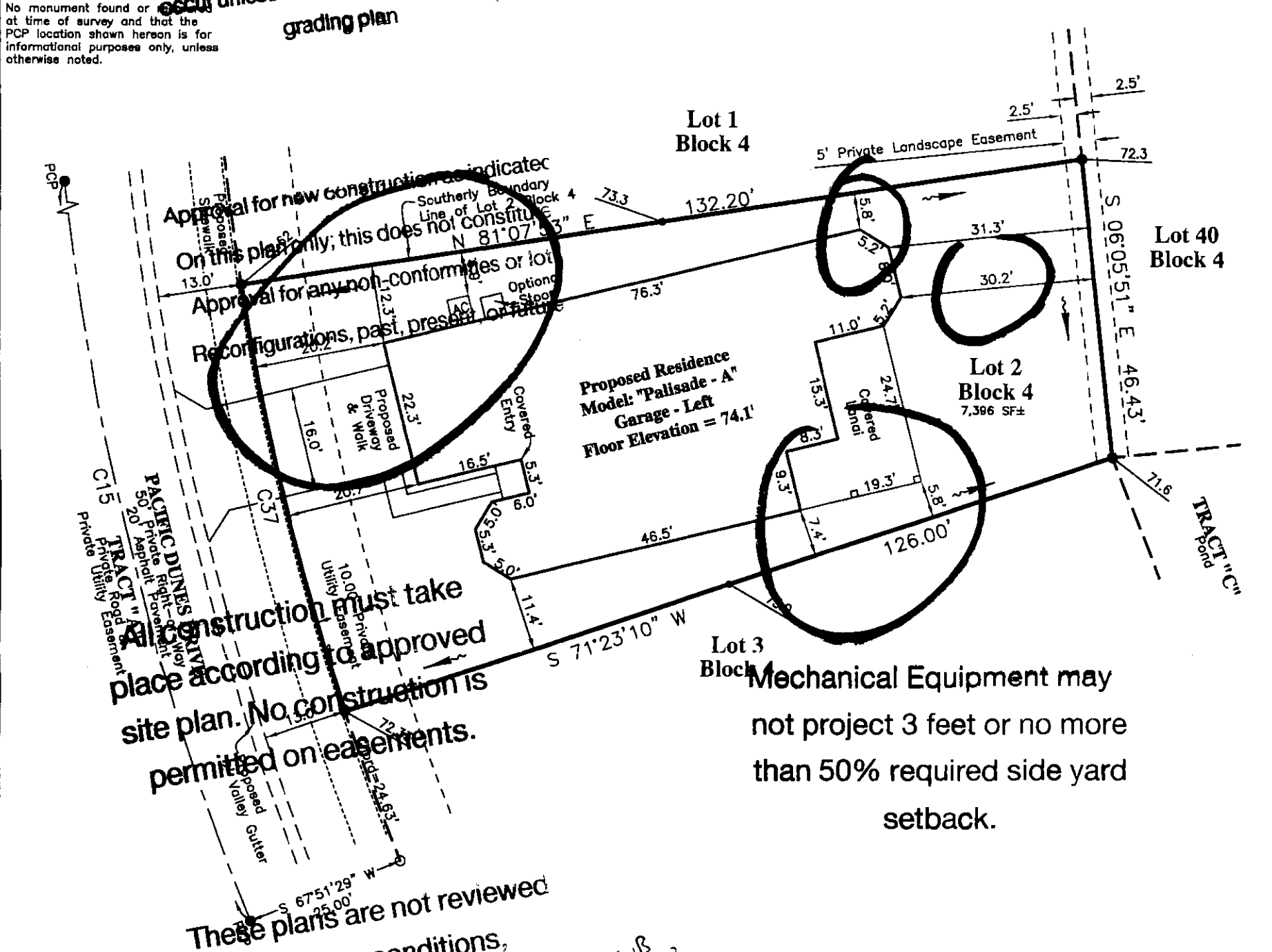
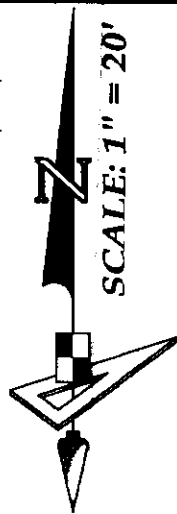
(5.0ft. from side of unit to all boundaries for single family homes)

Max Building Height = 9.5'

PCP - Permanent Control Point

No monument found or located at time of survey and that the PCP location shown hereon is for informational purposes only, unless otherwise noted.

Bearings are based on the Northerly boundary of Lot 2, Block 4, said line bears N 81°07'53" E, per plat.



AREA (For Quantity Takeoff) for Lot 2 Block 4

Brick Pavers (Driveway & Walk)	= 619 SF±
Concrete Sidewalk (In Right Off)	= 262 SF±
Sod (Includes Lot To Back of Curb)	= 4,459 SF±

LEGEND:

Pg. - Page	R/W - Right Of Way	O.R. - Official Records Book	P.B. - Plat Book	Elev. - Elevation	SF - Square Feet	Conc. - Concrete	BP - Brick Paver	SW - Sidewalk	CI - Curb Inlet	GTI - Grate Top Inlet	MES - Mitered End Section	RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7768	SPKD - Set P.K. & Disk LB7768	FIR - Found 5/8" Iron Rod	LB148 (Unless Noted Otherwise)	FIP - Found 1/2" Iron Pipe	LB148 (Unless Noted Otherwise)	FPK - Found P.K. Nail	FPKD - Found P.K. Nail & Disk	FCM - Found Concrete Monument	REF - Reference	PRM - Permanent REF. Monument	PCP - Permanent Control Point	P.D.U.E. - Private Drainage Utility Easement	(Note: Some items in above legend may not be applicable)	
LB - Licensed Business	ST - Stoop	W - Water Meter	WV - Water Valve	FH - Fire Hydrant	RC - Reclaimed Water Meter	RCV - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CTE - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSMH - Sanitary Sewer Manhole	EHW - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	S - Sign	AC - Air Conditioner	P.U.E. - Public Utility Easement	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	YD - Yard Drain	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book

These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted. *inside base 4-3-18*

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C15	425.00'	22°08'31"	164.24'	163.22'	S 11°04'16" E
C37	400.00'	09°44'43"	68.03'	67.95'	N 13°44'29" W

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Preliminary Grading & Drainage Plan, provided by HEIDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
- Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

PREPARED FOR:
MINTO COMMUNITIES, LLC

FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lot 2, Block 4, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

213 Hobbs Street
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Licensed Business No. LB7768



NOT A SURVEY (For Permitting ONLY)

Edward W. Wackerman
EDWARD W. WACKERMAN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. PLS3696

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

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 3/17/18	Dwg: 2_Block 4_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			