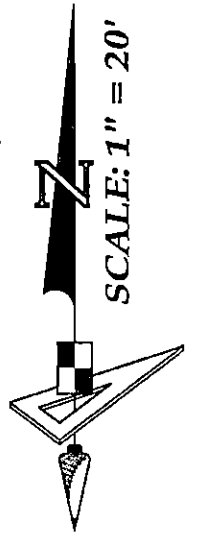


Plot Plan

Vertical Datum Conversion Note:

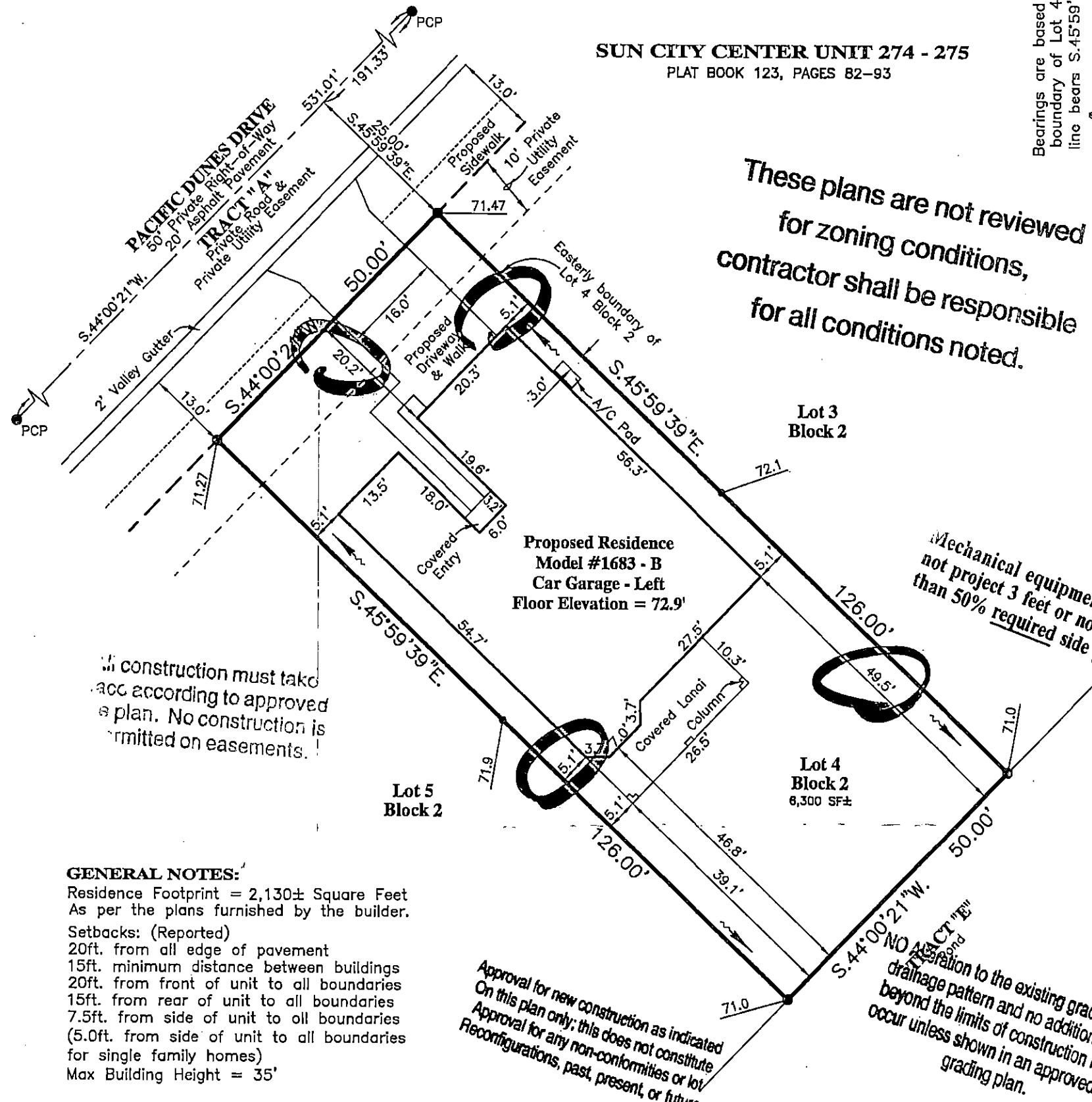
Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet. (NGVD29 - 0.92' = NAVD88)

Bearings are based on the Easterly boundary of Lot 4, Block 2, said line bears S.45°59'39"E., per plat.



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

These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.



All construction must take acc according to approved plan. No construction is permitted on easements.

GENERAL NOTES:

- Residence Footprint = 2,130± 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 = 35'

AREA (For Quantity Takeoff): : Lot 4 Block 2

Brick Pavers (Driveway & Walk)	= 620 SF±
Concrete Sidewalk (In Right Of Way)	= 177 SF±
Sod (Includes Lot To Back of Curb)	= 3757 SF±

Inside 140 PM 3-14-2017

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.

LEGEND:		LEGEND:	
Pg. - Page	R/W - Right Of Way	L.B. - Licensed Business	ST - Stoop
O.R. - Official Records Book	P.B. - Plat Book	WM - Water Meter	WV - Water Valve
Elev. - Elevation	SF - Square Feet	FC - Fire Hydrant	RCM - Reclaimed Water Meter
Conc. - Concrete	BP - Brick Paver	RCV - Reclaimed Water Valve	TE - Telephone Box
SW - Sidewalk	CI - Curb Inlet	EB - Electric Box	CB - Cable Television Box
GI - Grate Top Inlet	MES - Mitered End Section	SSM - Storm Sewer Manhole	SPM - Sanitary Sewer Manhole
RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	EH - Electric Handhole	CO - Clean Out
P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve	Sign
SPKD - Set P.K. & Disk LB7768	FIR - Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)	AC - Air Conditioner	P.U.E. - Public Utility Easement
FIP - Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	FPK - Found P.K. Nail	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement
FPKD - Found P.K. Nail & Disk	FCM - Found Concrete Monument	L.M.E. - Lake Maintenance Easement	YD - Yard Drain
REF - Reference	PRM - Permanent REF. Monument	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement
PCP - Permanent Control Point	P.D.U.E. - Private Drainage Utility Easement	R.W.E. - Raw Water Well Easement	W.S. - Water Service
		OWS - Water Service	DFD - Drainage Flow Direction
		10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade

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

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 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.

NOT A SURVEY (For Permitting Only)

5610

E. VERNON HORNE - FLORIDA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 165610

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 4, Block 2, 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.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/16/17	Dwg: 4_Block 2_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			