

# Plot Plan

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

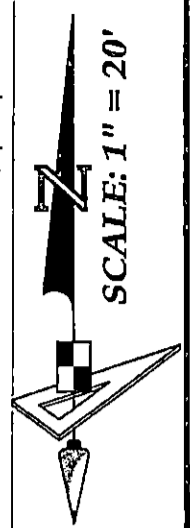
## GENERAL NOTES:

Residence Footprint = 2,359± 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'

PCP - Permanent Control Point  
No monument found or recovered at time of survey and that the PCP location shown hereon is for informational purposes only.

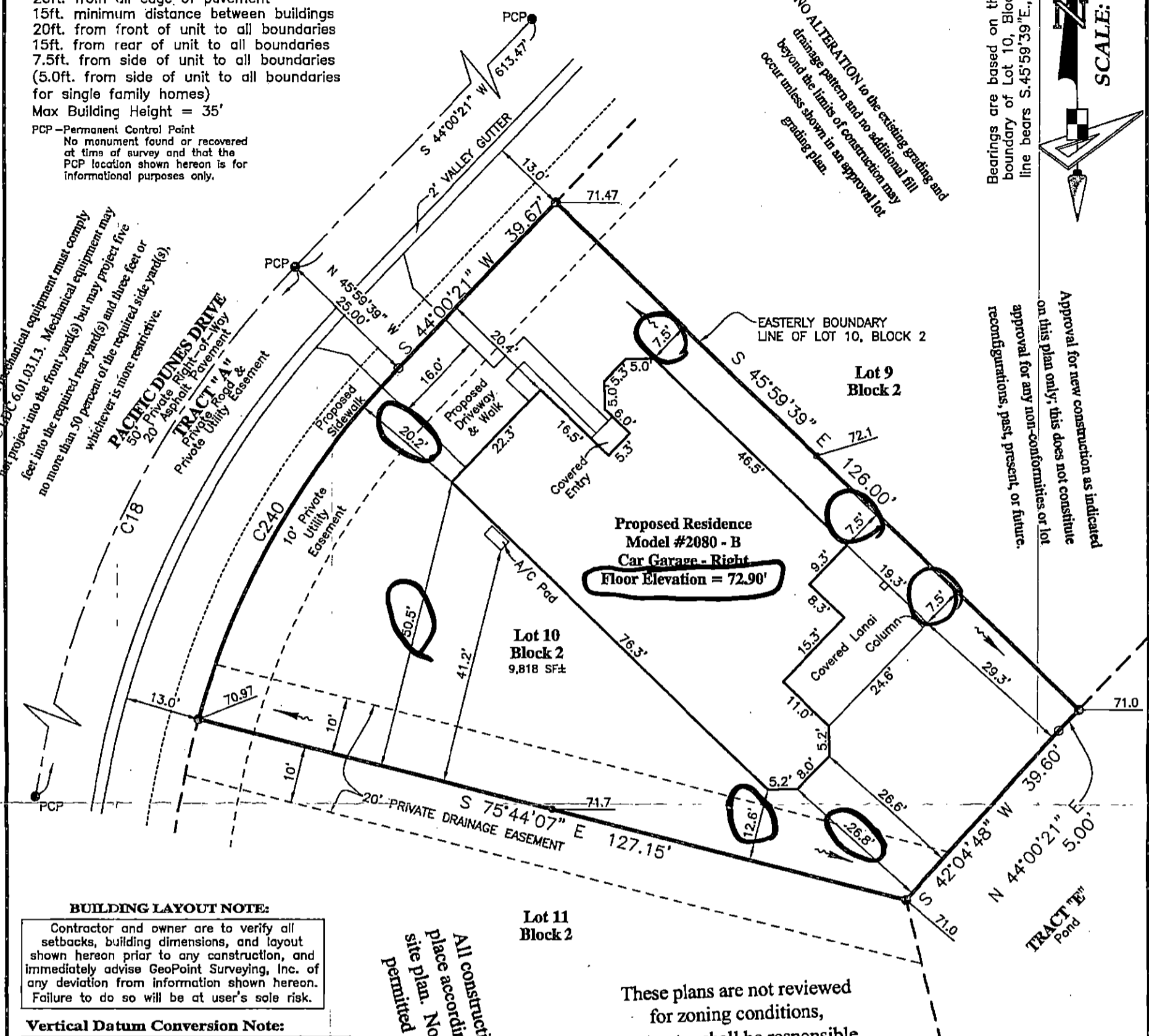
NO ALTERATION to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan.

Bearings are based on the Easterly boundary of Lot 10, Block 2, said line bears S.45°59'39"E., per plat.



Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities or lot reconfigurations past, present or future.

Placement of mechanical equipment must comply with HC 6.01.03.13. Mechanical equipment may be project into the front yard(s) but may project five feet into the required rear yard(s) and three feet or no more than 50 percent of the required side yard(s) whichever is more restrictive.  
PACIFIC DUNES DRIVE  
Private Right-of-Way  
Private Road & Utility Easement  
Private Utility Easement  
Private Utility Easement



## 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.

## 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)

## AREA (For Quantity Takeoff): : Lot 9 Block 2

Brick Pavers (Driveway & Walk)	= 621 SF±
Concrete Sidewalk (In Right Of Way)	= 558 SF±
Sod (Includes Lot To Back of Curb)	= 7,225 SF±

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

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

## CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C18	170.00'	112°09'12"	332.77'	282.13'	S 12°04'15" E
C240	145.00'	27°57'38"	70.76'	70.06'	S 30°01'32" W

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

## 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 HEIDI 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 D.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 10, 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  
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Licensed Business No. LB7768



Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 6/15/17	Dwg: 10_Block 2_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

## NOT A SURVEY (For Permitting ONLY)

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