

# Plot Plan

UNPLATTED

Bearings are based on the Northerly boundary of Lot 29, Block 1, said line bears N.55°36'33"W., per plat.  
**SCALE: 1" = 20'**

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

Lot 28 Block 1

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

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.

Approval for new construction as indicated on this plan only; this does not constitute Reconfigurations, past, present, or future.

Lot 30 Block 1

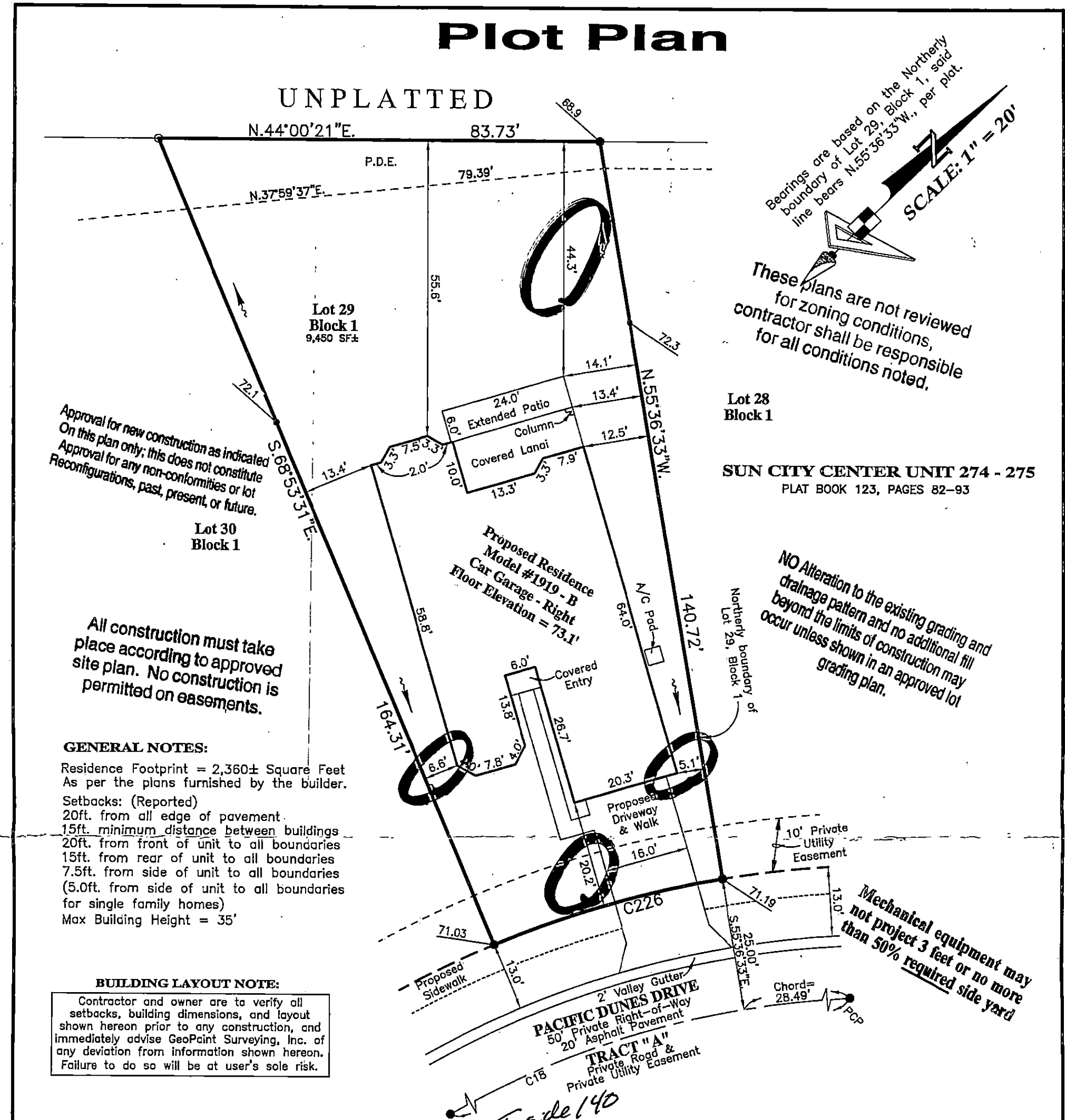
All construction must take place according to approved site plan. No construction is permitted on easements.

**GENERAL NOTES:**

Residence Footprint = 2,360± 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'

**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.



Mechanical equipment may not project 3 feet or no more than 50% required side yard

Inside 140 PM 6-21-2016

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
18	170.00	112°09'12"	332.77	282.13	S.12°04'15"E.
226	195.00	13°16'58"	45.21	45.11	N.27°44'58"E.

**AREA (For Quantity Takeoff): : Lot 29 Block 1**

Brick Pavers (Driveway & Walk) = 648 SF±
Concrete Sidewalk (In Right Of Way) = 144 SF±
Sod (Includes Lot To Back of Curb) = 6,866 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	SPK - 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	FKD - 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	WM - Water Meter	WV - Water Valve	FH - Fire Hydrant	RCM - Reclaimed Water Meter	RCV - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSSM - Sanitary Sewer Manhole	EHH - 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	W.S. - 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

**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.
- An Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Encroachment Requirement.

**VERNON HORNE**  
 (For Permitting Only)  
 5610  
 STATE OF FLORIDA  
 Professional Surveyor  
 E. VERNON HORNE, Surveyor and Mapper  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER, INC. LS5610

**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 29, Block 1, 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: HM	Checked: DJW	P.C.: ~	Data File: ~
Date: 05/20/16	Dwg: 29_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			