

Plot Plan

GENERAL NOTES:

Residence Footprint = 2,950± Square Feet
 As per the plans furnished by the builder
 these plans are not reviewed
 for zoning conditions,
 contractor shall be responsible
 for all conditions noted.

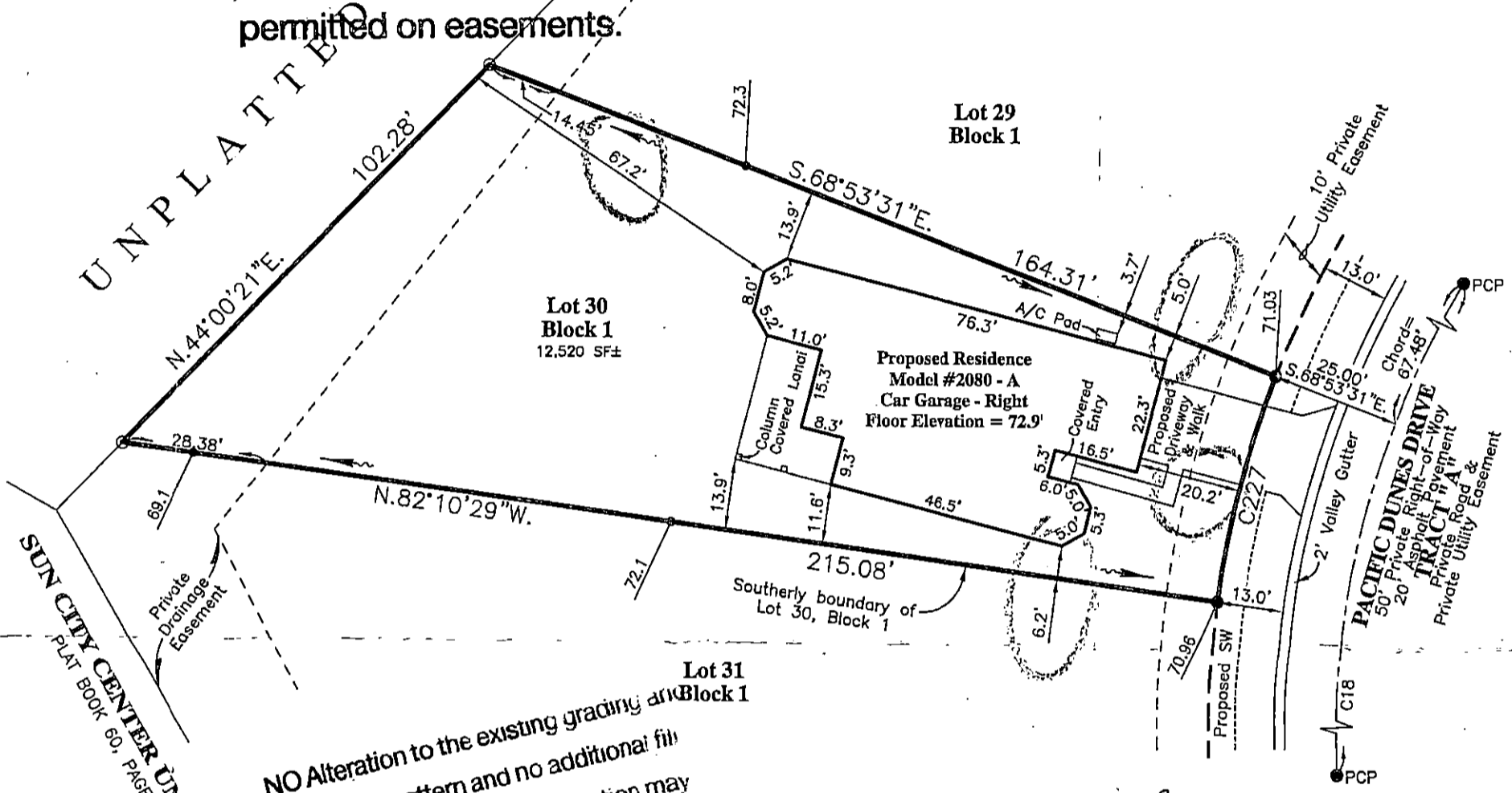
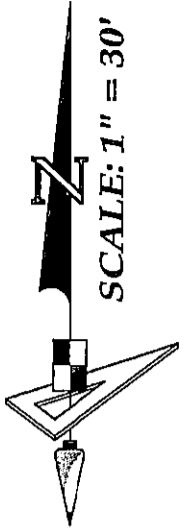
DIMENSION NOTE:
 Proposed building dimensions
 shown hereon are of the exterior.

Mechanical Equipment may
 not project 3 feet or no more
 than 50% required side yard
 setback.

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

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

Bearings are based on the Southerly
 boundary of Lot 30, Block 1, said
 line bears N.82°10'29"W., per plat.



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

AREA SHOWN IN AN APPROVED LOT GRADING PLAN

Quantity Takeoff: Lot 30 Block 1

Brick Paver (Driveway & Walk)	= 628 SF±
Concrete Sidewalk (In Right Of Way)	= 149 SF±
Sod (Includes Lot To Back of Curb)	= 9378 SF±

Inside 140WS
 base 4.5-17

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)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
18	80.00	201°01'07"	280.67	157.32	S.81°18'41"E.
227	195.00	13°16'58"	45.21	45.11	N.14°28'00"E.

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.

- 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)

- LC - Licensed Business
- SP - Stoop
- WM - Water Meter
- WH - Water Hydrant
- RCM - Reclaimed Water Meter
- RCV - Reclaimed Water Valve
- EB - Electric Box
- CTB - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSM - Sanitary Sewer Manhole
- EHH - Electric Handhole
- CO - Clean Out
- ICV - Irrigation Control Valve
- 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

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 Requirements.

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 Zones "X".

DESCRIPTION: Lot 30, 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: DJW | Checked: EVH | P.C.: ~ | Data File: ~
 Date: 03/16/17 | Dwg: 30_Block 1_PP.dwg | Order No.: ~
 SEC. 18 - TWN. 32 S. - RNG. 20 E. | Field Bk: ~

REVISIONS

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

E. VERNON MOORE
 Professional Surveyor
 No. 5610
 State of Florida
 License No. 5610
 FLORIDA PROFESSIONAL SURVEYOR - MAPPER NO. LS5610