

Plot Plan

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

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, unless otherwise noted.

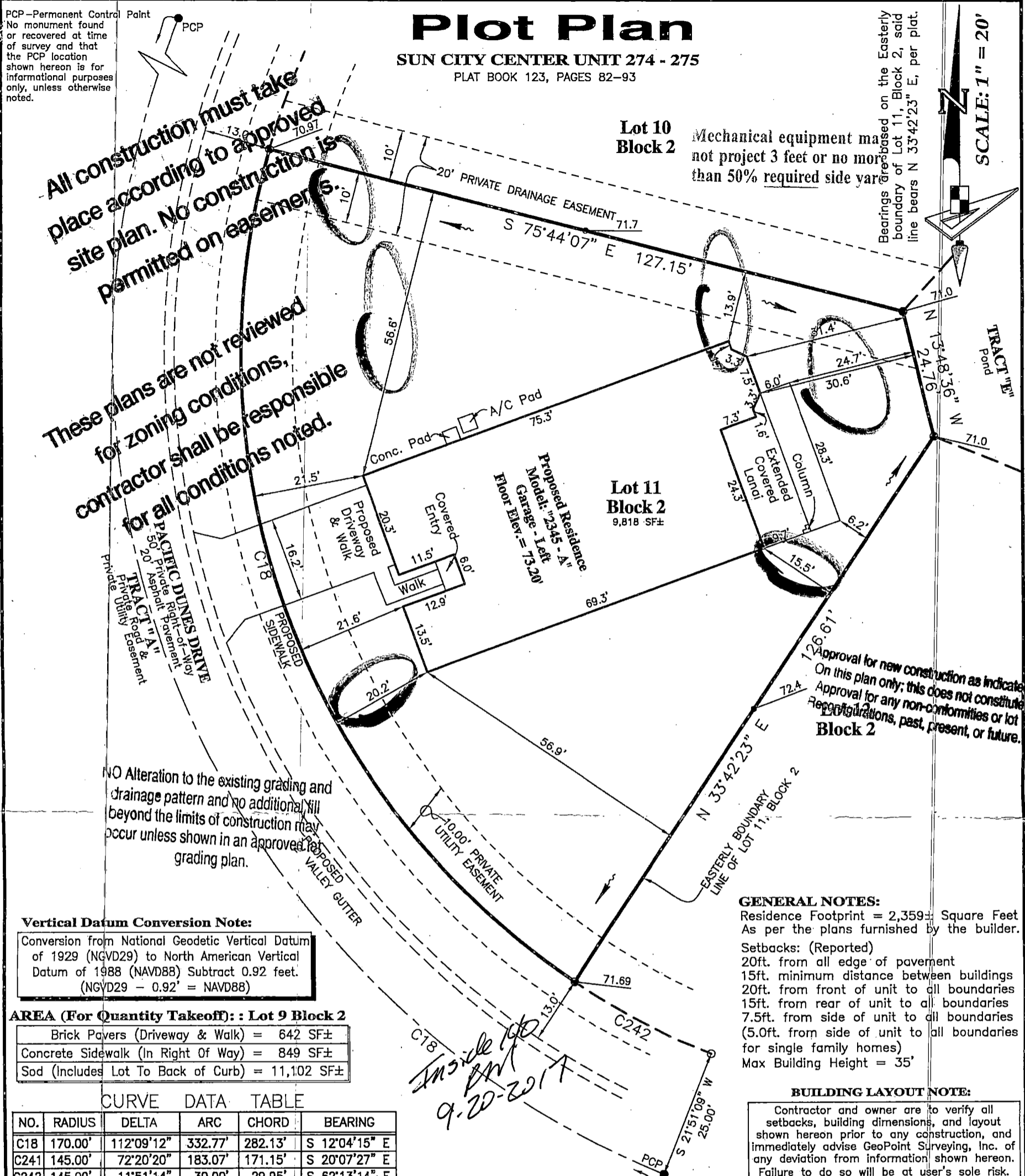
Bearings are based on the Easterly boundary of Lot 11, Block 2, said line bears N 33°42'23" E, per plat.
SCALE: 1" = 20'

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.

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 grading plan.

Lot 10 Block 2 Mechanical equipment may not project 3 feet or no more than 50% required side yard.



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)	= 642 SF±
Concrete Sidewalk (In Right Of Way)	= 849 SF±
Sod (Includes Lot To Back of Curb)	= 11,102 SF±

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C18	170.00'	112°09'12"	332.77'	282.13'	S 12°04'15" E
C241	145.00'	72°20'20"	183.07'	171.15'	S 20°07'27" E
C242	145.00'	11°51'14"	30.00'	29.95'	S 62°13'14" E

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'

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:

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	GI - 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)				
L.B. - Licensed Business	ST - Stoop	W - Water Meter	X - Water Valve	OH - Fire Hydrant	RCM - Reclaimed Water Meter	ACM - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CT - Cable Television Box	LP - Light Pole	SM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EHV - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	S - Sign	A/C - 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	AE - Access Easement	L.B.E. - Landscape Buffer 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

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.

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 11, 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.

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Tampa, Florida 33605
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Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: LWJ Checked: EWW P.C.: Data File:
Date: 8/14/17 Dwg: 11_Block 2_PP.dwg Order No.:
SEC. 18 - TWN. 32 S. - RNG. 20 E. Field Bk:

NQA SURVEY (For Permitting ONLY)

EDWARD W. WACHTERMAN
License Number: 3696
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. PLS3696