

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.

# Plot Plan

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

**GENERAL NOTES:**  
Residence Footprint = 2,950± 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'

**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)

Placement of mechanical equipment must comply with HCLDC 6.01.03.13. Mechanical equipment may not project into the front yard(s) and may project five feet into the required rear yard(s) and three feet or more than 50 percent of the required side yard(s), whichever is more restrictive.

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

**SURVEYOR'S NOTES:**

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
2. Reads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEDDT DESIGN.
5. This Plot Plan is subject to matters shown on the Plat. of SUN CITY CENTER UNIT 274 - 275.
6. Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

**PREPARED FOR:**

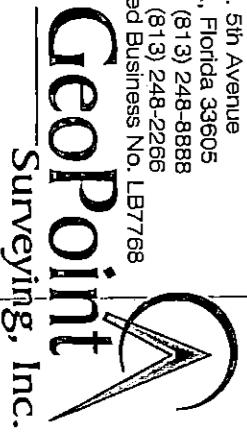
MINTO COMMUNITIES, LLC

**FLOOD ZONE:**

The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C00678H dated 08/28/08, and appears to lie in Zone "X".

**DESCRIPTION:** Lot 33, 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  
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Licensed Business No. LB7768



Drawn: LMJ Checked: DW P.C.: [Signature] Date: 6/06/17 Dwg: 33\_Block 1\_PP.dwg Order No.: SEC. 18 - TWIN, 32 S. - RING, 20 E. Field Bk:

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C230	195.00'	13°16'58"	45.21'	45.11'	N 25°22'54" W
C18	170.00'	112°09'12"	332.77'	282.13'	S 12°04'15" E
C1000	170.00'	36°07'28"	107.18'	105.42'	S 50°05'07" E

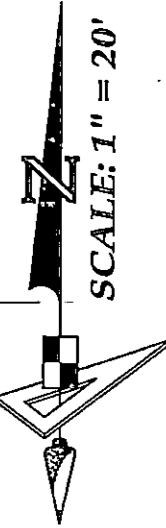
**AREA (For Quantity Takeoff): : Lot 33 Block 1**

- Brick Pavers (Driveway & Walk) = 629 SF±
- Concrete Sidewalk (In Right Of Way) = 223 SF±
- Sod (Includes Lot To Back of Curb) = 6,732 SF±

**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.

Bearings are based on the Southerly boundary of Lot 33, Block 1, said line bears S:57°58'37"W, per plat.



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 final grading plan.

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

Description	Date	Dwn. Ck'd	P.C.	Order No.	Field Book
<b>REVISIONS</b>					

**LEGEND:**

- P.S. - Page
- R/W - Right Of Way
- O.R. - Official Records Book
- P.A. - Plat Book
- Elev. - Elevation
- Sf - Square Feet
- Conc. - Concrete
- BP - Brick Power
- SW - Sidewalk
- CI - Curb Inlet
- GTI - Gate Top Inlet
- MES - Meter End Section
- RCP - Reinforced Conc. Pipe
- PVC - Polyvinyl Chloride
- P.K. - Partner Kelson Nail
- SIR - Set 5/8" Iron Rod LB7768
- SPKD - Set 5/8" Iron Rod LB7768
- FIR - Found 5/8" Iron Rod
- FIP - Found 1/2" Iron Pipe
- LB148 (Unless Noted Otherwise)
- FKO - Found P.K. Nail & Disk
- FCM - Found Concrete Monument
- REF - Reference
- PM - Permanent
- POP - Permanent Control Point
- P.D.U.E. - Private Drainage Utility Easement
- 100 - Proposed Design Grade
- 102 - As-Built/Existing Grade

NOT A SURVEY  
Competing ONLY  
GeoPoint Surveying, Inc.  
Professional Surveyor  
FLORIDA PROFESSIONAL SURVEYOR LICENSE NO. LS5610  
DATE: 6/6/17