

GENERAL NOTES:

Residence Footprint = 2,560± 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'

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

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)

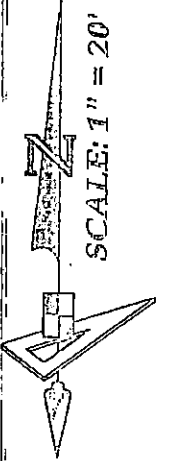
AREA (For Quantity Takeoff): : Lot 35 Block 1

Brick Pavers (Driveway & Walk)	= 638 SF±
Concrete Sidewalk (In Right Of Way)	= 229 SF±
Sod (Includes Lot To Back of Curb)	= 5,133 SF±

Plot Plan

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

Bearings are based on the Westerly boundary of Lot 36, Block 1, said line bears N 31°24'41" 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
 Block 1

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 lot
 grading plan.

BUILDING LAYOUT NOTE:
 Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon for 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 shall not project 3 feet or no more than 50% required setback side yard

INSIDE 140WB
 bail 11-8-17

PCP--Permanent Control Point
 No monument found or recovered at time of survey and PCP location is for information purposes only, unless otherwise noted.

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	PVC - Reinforced Conc. Pipe	P.V.C. - Polyvinyl Chloride	P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7708	SPKD - Set P.K. & Disk LB7760	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			
L.B. - Lapsed Buildings	W.M. - Water Meter	W.V. - Water Valve	F.H. - Fire Hydrant	R.W.M. - Reclaimed Water Meter	R.W.V. - Reclaimed Water Valve	T.B. - Telephone Box	E.B. - Electric Box	C.T.B. - Cable Television Box	L.P. - Light Pole	S.S.M. - Storm Sewer Manhole	S.S.H. - Sanitary Sewer Manhole	E.H. - Electric Handhole	C.O. - Clean Out	I.C.V. - 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	Y.D. - Yard Drain	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Raw Water Wall Easement	W.S. - Water Service	D.F.D. - Drainage Flow Direction	P.D.G. - Proposed Design Grade	A.S. - As-Built/Existing Grade

(Note: Some items in above legend may not be applicable)

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

NOT A SURVEY
 (For Permitting Only)

EDWARD W. WACKERMAN
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. PLS3696

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 36, 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: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 10/24/17	Dwg: 36_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			