

GENERAL NOTES:

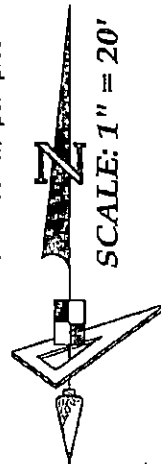
Residence Footprint = 2,359± Square Feet
 As per the plans furnished by the builder.
 Setbacks: (Reported)
 20ft. from all edge of pavement
 15ft. minimum distance between buildings
 20ft. from front of unit to all boundaries
 15ft. from rear of unit to all boundaries
 7.5ft. from side of unit to all boundaries
 (5.0ft. from side of unit to all boundaries for single family homes)
 Max Building Height = 35'
 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.

Plot Plan

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

Bearings are based on the Easterly boundary of Lot 12, Block 2, said line bears S.21°51'09"W., 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

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

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

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)

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

BUILDING LAYOUT NOTE:

AREA (For Quantity Takeoff): Lot 9 Floor construction that the owner are to verify all setbacks, building dimensions, and layout shown hereon and to any construction, and failure to do so will be at user's sole risk.

CURVE DATA TABLE

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

LEGEND:

Pg.—Page	LB.—Licensed Business
R/W—Right Of Way	ST—Stoop
O.R.—Official Records Book	W—Water Meter
P.B.—Plot Book	WV—Water Valve
Elev.—Elevation	WY—Fire Hydrant
SF—Square Feet	ACW—Reclaimed Water Meter
Conc.—Concrete	ACWV—Reclaimed Water Valve
BP—Brick Paver	T—Telephone Box
SW—Sidewalk	E—Electric Box
CI—Curb Inlet	CT—Cable Television Box
UTI—Grate Top Inlet	LP—Light Pole
MES—Mitered End Section	SM—Storm Sewer Manhole
RCP—Reinforced Conc. Pipe	SSM—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	EH—Electric Handhole
P.K.—Parker Kalon Nail	CO—Clean Out
SIR—Set 5/8" Iron Rod LB7766	AVC—Irrigation Control Valve
SPKD—Set P.K. & Disk LB7768	SO—SOD
FIR—Found 5/8" Iron Rod	AC—Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E.—Public Utility Easement
FIP—Found 1/2" Iron Pipe	P.D.E.—Private Drainage Easement
LD148 (Unless Noted Otherwise)	LE—Leak Maintenance Easement
FPK—Found P.K. Nail	LD—Landscape Easement
FPKD—Found P.K. Nail & Disk	LD—Landscape Easement
FCM—Found Concrete Monument	AE—Access Easement
REF—Reference	R.W.E.—Right of Way Easement
PRM—Permanent REF. Monument	MS—Meter Service
PCP—Permanent Control Point	DFD—Drainage Flow Direction
P.D.U.E.—Private Drainage Utility Easement	10.0—Proposed Design Grade

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

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 North American Vertical Datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Planned 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 Zone "X".

DESCRIPTION: Lot 12, 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.

1403 E. 5th Avenue
 Tampa, Florida 33605
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business No. LB7768

Drawn: LWJ Checked: EWW P.C.: Data File:
 Date: 7/17/17 Dwg: 12_Block 2_PP.dwg Order No.:
 SEC. 18 - TWN. 32 S. - RNS. 20 E. Field Bk:

REVISIONS

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

NOT A SURVEY (For Planning ONLY)

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

Handwritten notes:
 Inside 1403B
 Gate 8.3.7