

Plot Plan

GENERAL NOTES:

Residence Footprint = 2,820± 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'

Bearings are based on the Easterly boundary of Lot 37, Block 1, said line bears N.21°51'09"E., per plat.

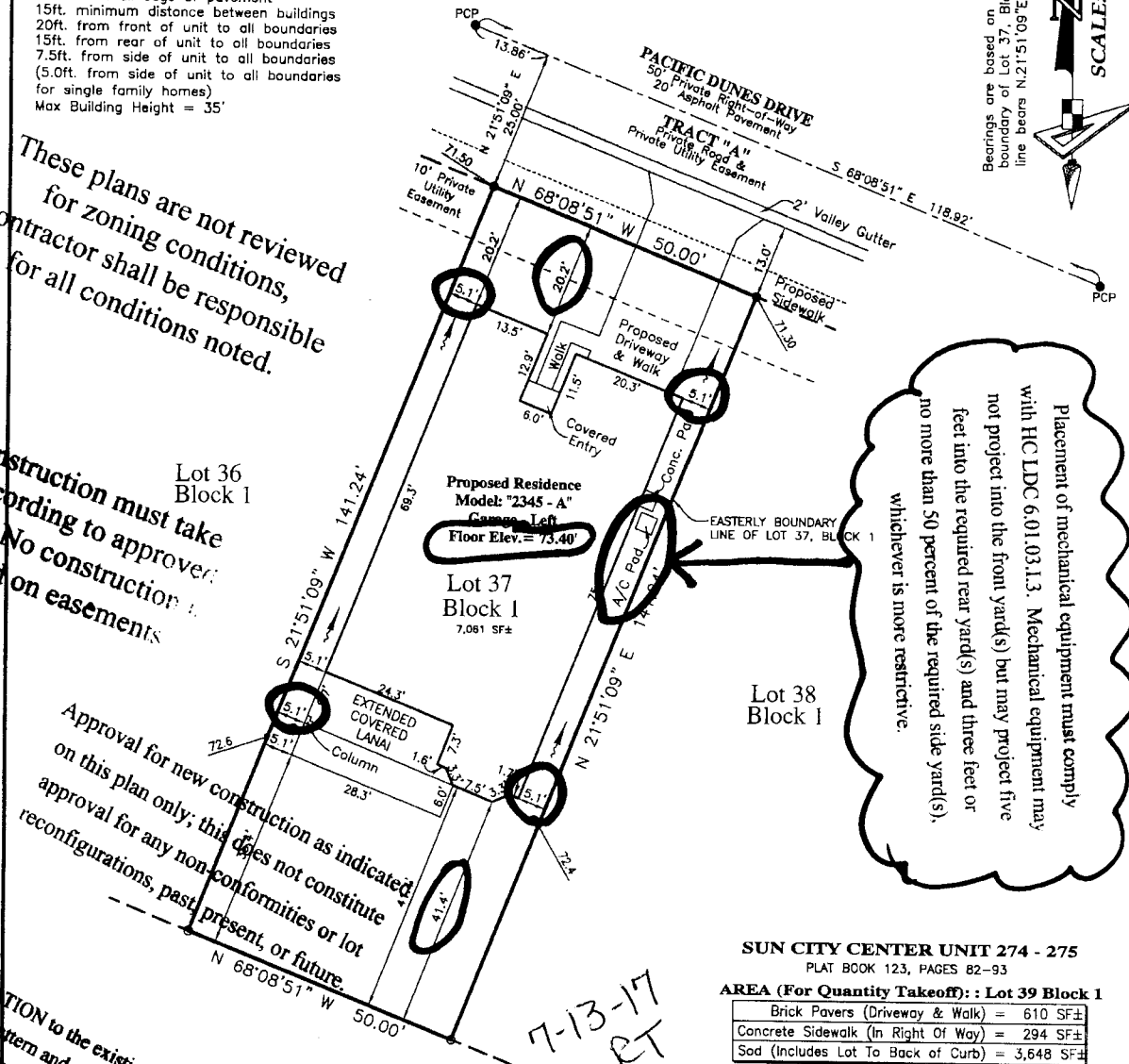


These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.

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

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.

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



7-13-17 RT

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.

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

AREA (For Quantity Takeoff): Lot 39 Block 1

Brick Pavers (Driveway & Walk)	= 610 SF±
Concrete Sidewalk (In Right Of Walk)	= 294 SF±
Sod (Includes Lot To Back of Curb)	= 3,648 SF±

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)

LEGEND:

Pg. - Page	LB. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	WM - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FD - Fire Hydrant
SF - Square Feet	ACM - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	TE - Telephone Box
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CTV - Cobble Television Box
G11 - Grate Top Inlet	LP - Light Pole
MES - Metered End Section	SSM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	DWO - Drainage Well Opening
P.K. - Parker Kalon Nail	DO - Drainage Out
SIR - Set 5/8" Iron Rod LB7768	CC - Inflow Control Valve
SPKD - Set P.K. & Disk LB7768	S - Sign
FIR - Found 5/8" Iron Rod	AC - Air Conditioner
FPK - Found 1/2" Iron Pipe	P.U.E. - Public Utility Easement
LB148 (Unless Noted Otherwise)	P.D.E. - Private Drainage Easement
FBK - Found P.K. Nail	D.E. - Drainage Easement
FBK - Found P.K. Nail & Disk	L.M.E. - Lake Maintenance Easement
FCM - Found Concrete Monument	YD - Yard Drain
REF - Reference	AE - Access Easement
PRM - Permanent REF. Monument	LE - Landscape Buffer Easement
PCP - Permanent Control Point	R.W.E. - Row Water Well Easement
P.D.U.E. - Private Drainage Utility Easement	W.S. - Water Service
(Note: Some items in above legend may not be applicable)	DFD - Drainage Flow Direction

REVISIONS

Description	Date	Dwn.	Ch'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 HEDT 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 37, 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

NOT A SURVEY (For Permitting ONLY)

EDWARD W. WACKERMAN
FLORIDA PROFESSIONAL SURVEYOR
PLS3696

GeoPoint Surveying, Inc.

Drawn: LWJ | Checked: ENW | P.C.: ~ | Date Filed: ~
Date: 6/14/17 | Dwg: 37_Block 1_PP.dwg | Order No.: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E. | Field Bk: ~