

Plot Plan

GENERAL NOTES:

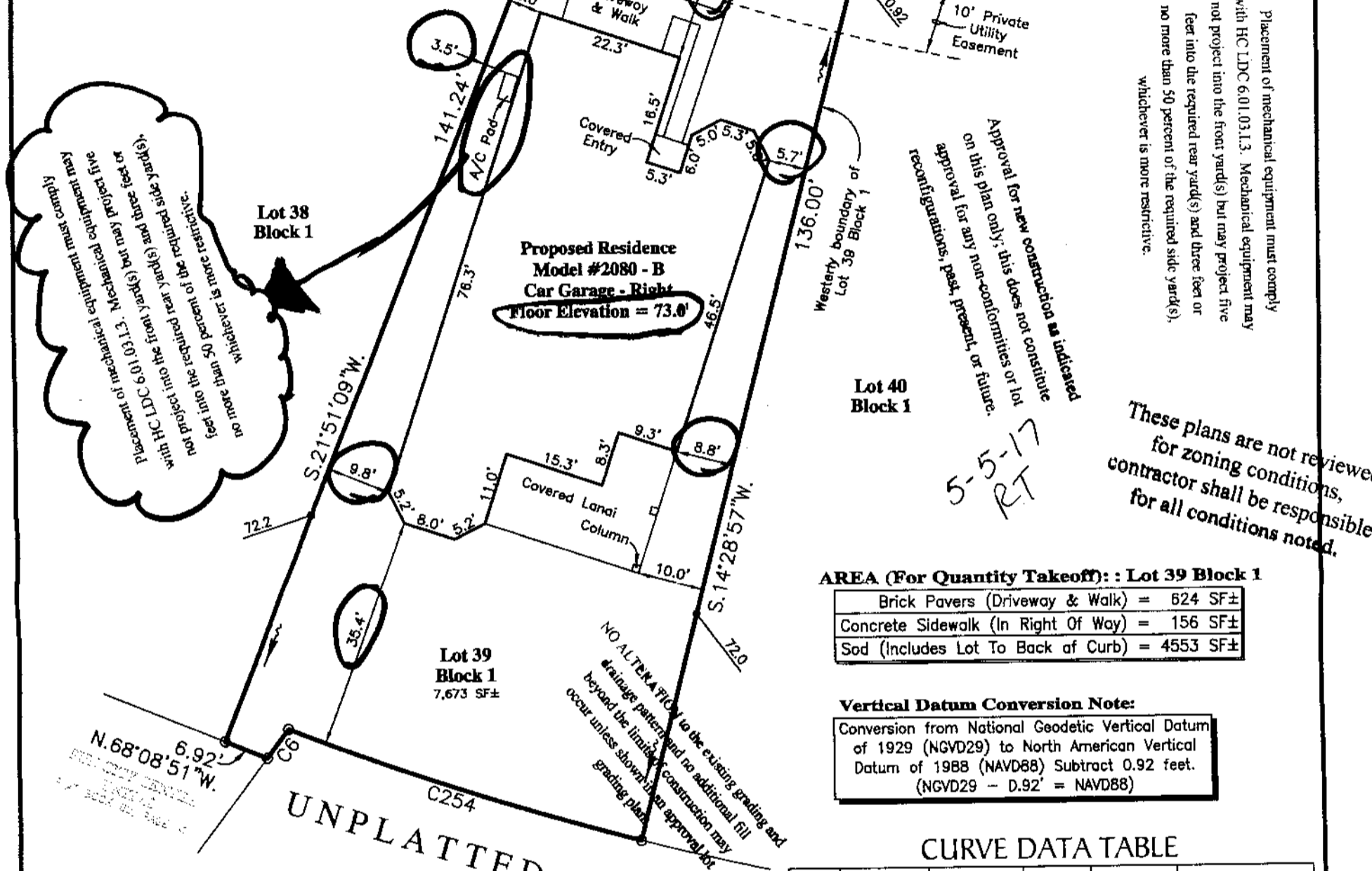
Residence Footprint = 2,950± Square Feet
 As per the plans furnished by the builder.
 Setbacks: (Reported)
 20ft. from all edge of pavement
 15ft. minimum distance between buildings
 20ft. from front of unit to all boundaries
 15ft. from rear of unit to all boundaries
 7.5ft. from side of unit to all boundaries
 (5.0ft. from side of unit to all boundaries for single family homes)
 Max Building Height = 35'

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

Bearings are based on the Westerly boundary of Lot 39, Block 1, said line bears S.14°28'57"W., per plat.



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



Placement of mechanical equipment must comply with H.C.L.D.C. 6.01.03.I.3. Mechanical equipment may not project into the front yard(s) and three feet or more into the required rear yard(s) and three feet or more than 50 percent of the required side yard(s), whichever is more restrictive.

Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities of lot reconfigurations, past, present, or future.

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

AREA (For Quantity Takeoff): : Lot 39 Block 1

Brick Pavers (Driveway & Walk)	= 624 SF±
Concrete Sidewalk (In Right Of Way)	= 156 SF±
Sod (Includes Lot To Back of Curb)	= 4553 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)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
6	1970.00'	0°09'30"	5.44'	5.44'	N 37°02'45" E
19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
234	329.00'	7°22'12"	42.32'	42.29'	S 71°49'57" E
254	465.00'	6°57'52"	56.52'	56.49'	S 72°02'07" E

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.

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.

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	GTI - 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)	FP - 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				
LB - Licensed Business	ST - Stoop	WM - Water Meter	WV - Water Valve	FD - Fire Hydrant	ACM - Reclaimed Water Meter	ACD - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out	KV - Irrigation Control Valve	S - Sign	AC - 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	WS - Water Service	DF - 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 HEDT DESIGN.
- This Plat 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 39, 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.

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REVISIONS

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

DAVID ALAN WILLIAMS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

GeoPoint Surveying, Inc.

Drawn: DJW	Checked: DAW	P.C.: ~	Data File: ~
Date: 04/19/17	Dwg: 39_Block 1_PP.dwg	Order No.: ~	Field Bk: ~

SEC. 18 - TWN. 32 S. - RNG. 20 E.