

GENERAL NOTES:

Residence Footprint = 2,908 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'

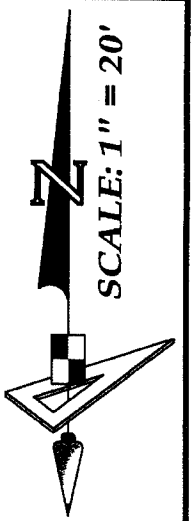
DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

Plot Plan

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

Bearings are based on the West boundary of Lot 15, Block 2, said line bears N 14°11'53" E, per plat.



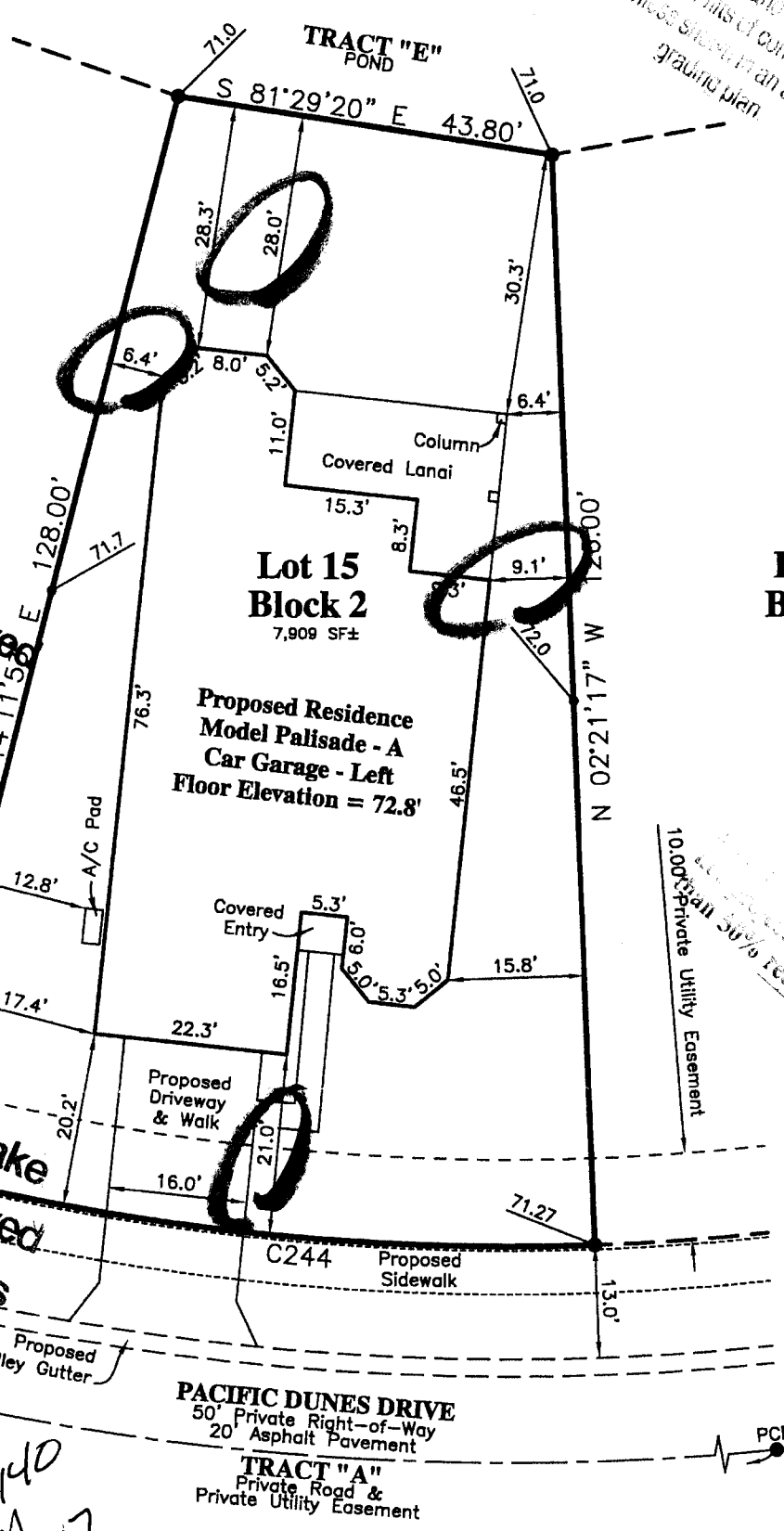
Reference to the existing ground surface and any additional construction beyond the limits of construction may occur unless shown in an approved grading plan.

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.

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 is permitted on easements.

*Inside 140
 PM
 12-21-2017*



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 41 Block 1
 Brick Pavers (Driveway & Walk) = 631 SF±
 Concrete Sidewalk (in Right Of Way) = 407 SF±
 Sod (Includes Lot To Back of Curb) = 5,051 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.

CURVE DATA TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C244	279.00'	16°33'10"	80.60'	80.32'	N 84°04'42" W

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.

LEGEND:

Pg.-Page	LB.-Licensed Business
R/W-Right Of Way	ST-Stoop
O.R.-Official Records Book	W-Water Meter
P.B.-Plat Book	WV-Water Valve
Elev.-Elevation	FH-Fire Hydrant
SF-Square Feet	RCM-Reclaimed Water Meter
Conc.-Concrete	RCV-Reclaimed Water Valve
BP-Brick Paver	TE-Telephone Box
SW-Sidewalk	EB-Electric Box
CI-Curb Inlet	CTB-Cable Television Box
GTI-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 LB7788	ICV-Irrigation Control Valve
SPKD-Set P.K. & Disk LB7788	Sign
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
LB148 (Unless Noted Otherwise)	D.E.-Drainage Easement
FPK-Found P.K. Nail	L.M.E.-Lake Maintenance Easement
FPKD-Found P.K. Nail & Disk	YD-Yard Drain
FCM-Found Concrete Monument	A.E.-Access Easement
REF-Reference	L.B.E.-Landscape Buffer Easement
PRM-Permanent REF. Monument	R.W.E.-Raw Water Well Easement
PCP-Permanent Control Point	W.S.-Water Service
P.D.U.E.-Private Drainage Utility Easement	DFD-Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	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 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.

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 15, 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: 11/08/17 Dwg: 15_Block 2_PP.dwg Order No.: ~
 SEC. 18 - TWN. 32 S. - RNG. 20 E. Field Bk: ~

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

REVISIONS

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