

**GENERAL NOTES:**

Residence Footprint = 2,827± 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'

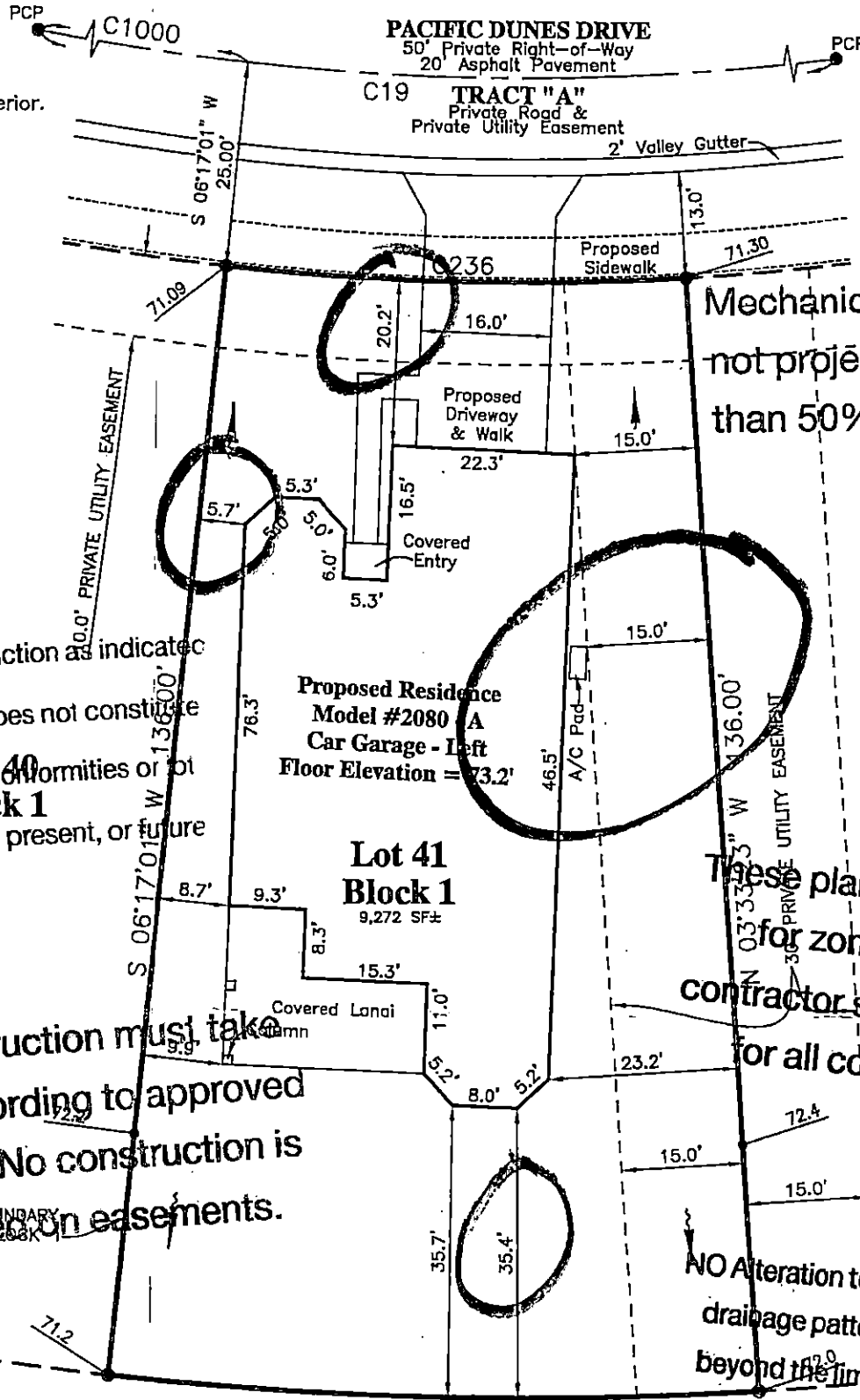
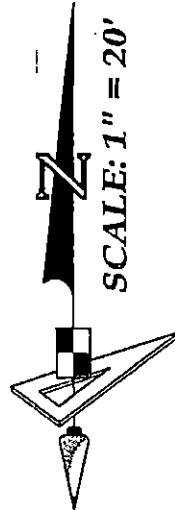
**DIMENSION NOTE:**

Proposed building dimensions shown hereon ore of the exterior.

# Plot Plan

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

Bearings are based on the Westerly boundary of Lot 41, Block 1, said line bears S06°17'01"W, per plat.



Mechanical Equipment may not project 3 feet or more than 50% required 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)

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

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.

**SUN CITY CENTER UNIT 40**  
PLAT BOOK 60, PAGE 42  
UNPLATTED

**CURVE DATA TABLE:**

NO.	RADIUS	GRADING PLAC	CHORD	BEARING	
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C236	329.00'	09°50'24"	56.50'	56.43'	N 88°38'11" W
C252	465.00'	09°50'24"	79.86'	79.76'	S 88°38'11" E
C1000	304.00'	15°34'08"	82.60'	82.35'	S 75°55'55" E

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-Storm
O.R.-Official Records Book	W-Meter
P.B.-Plat Book	WV-Water Valve
Elev.-Elevation	WVH-Water Hydrant
SF-Square Feet	ACW-Reclaimed Water Meter
Conc.-Concrete	ACWV-Reclaimed Water Valve
BP-Brick Paver	TE-Telephone Box
SW-Sidewalk	EB-Electric Box
CI-Curb Inlet	CTV-Cable Television Box
GPI-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/EH- Electric Handhole
P.K.-Parker Kalon Nail	COO-Clean Out
SIR-Set 5/8" Iron Rod LB7768	ICV-Irrigation Control Valve
SPKD-Set P.K. & Disk LB7768	S-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	OWS-Water Service
P.D.U.E.-Private Drainage Utility Easement	→-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 41, 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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Licensed Business No. LB7768



**REVISIONS**

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book
Revised A/C Pad	8/17/17	LWJ	EWJ	~	~	~

**NOT A SURVEY (For Permitting ONLY)**  
EDWARD W. WALKERMAN  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. PLS3696

Drawn: LWJ	Checked: EWJ	P.C.: ~	Data File: ~
Date: 7/07/17	Dwg: 41_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	