

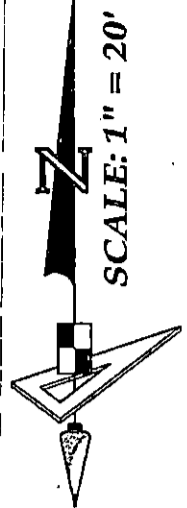
**GENERAL NOTES:**  
 Residence Footprint = Square Feet  
 As per the plans furnished by the builder.  
 Setbacks: (Reported)  
 20ft. from all edge of pavement  
 15ft. minimum distance between buildings  
 20ft. from front of unit to all boundaries  
 15ft. from rear of unit to all boundaries  
 7.5ft.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

# Plot Plan

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

**DIMENSION NOTE:**  
 Proposed building dimensions shown hereon are of the exterior.

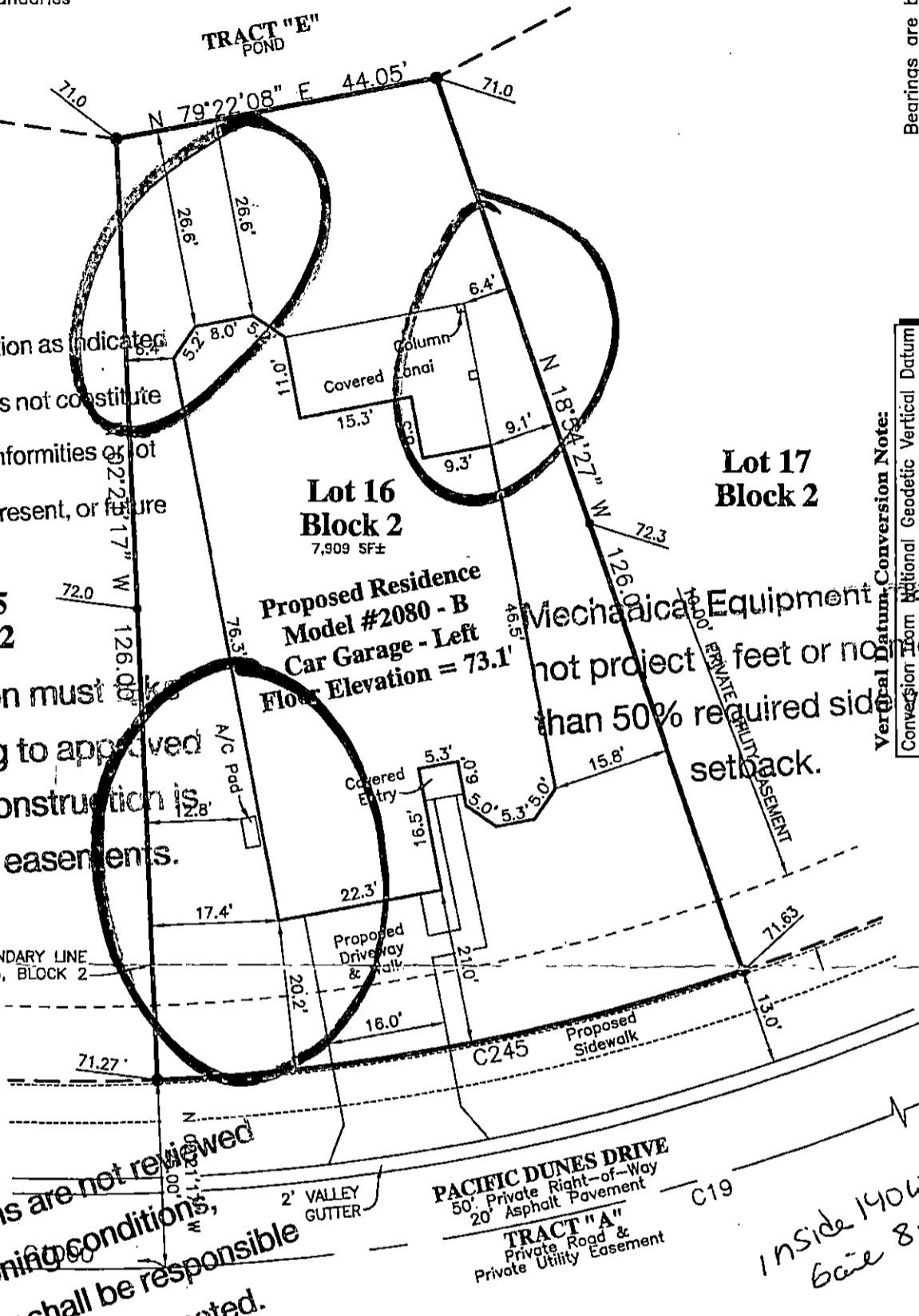
Bearings are based on the West boundary of Lot 16, Block 2, said line bears N02°21'17"W, per plat.



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

All construction must be placed 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.



**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)	= 5,398 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
C245	279.00'	16°33'10"	80.60'	80.32'	N 79°22'08" E
C1000	304.00'	24°15'04"	128.44'	127.49'	S 80°15'04" 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
  - 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
  - GT - Grate Top Inlet
  - MES - Mitered End Section
  - RCP - Reinforced Conc. Pipe
  - PVC - Polyvinyl Chloride
  - P.K. - Parker Kolon Nail
  - SIR - Set 5/8" Iron Rod LB7768
  - SPKD - Set P.K. & Disk LB7768
  - FIR - Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)
  - FIP - 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
  - PRW - Permanent REF. Monument
  - PCP - Permanent Control Point
  - P.D.U.E. - Private Drainage Utility Easement

- L.B. - Licensed Business
- ST - Stoop
- W-M - Water Meter
- W-W - Water Valve
- W-D - Water Drain
- W-R - Water Reclaimant
- RC - Reclaimed Water Meter
- RCV - Reclaimed Water Valve
- TE - Telephone Box
- EB - Electric Box
- LT - Light Telephone Box
- SM - Storm Sewer Manhole
- SS - Sanitary Sewer Manhole
- EH - Electric Handhole
- CO - Clean Out
- ICV - Irrigation Control Valve
- 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
- OWS - Water Service
- DF - Drainage Flow Direction
- 10.0 - Proposed Existing 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 survey.
- 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 HEJDT 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 16, 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: 7/07/17	Dwg: 16_Block_2_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

NOT FOR PERMITTING ONLY

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