

Vertical Datum Conversion Note:

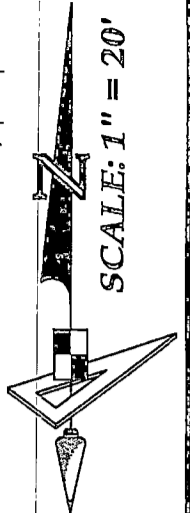
Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet. (NGVD29 - 0.92' = NAVD88)

Plot Plan

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

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.

Bearings are based on the Westerly boundary of Lot 42, Block 1, said line bears S 03°33'23" E, per plat.



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 grading plan

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

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.

Mechanical Equipment may not project 3 feet or no more than 50% required side yard setback.

GENERAL NOTES:
Residence Footprint = 9,827± 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 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'

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

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

AREA (For Quantity Takeoff): Lot 41 Block 1

Brick Pavers (Driveway & Walk)	= 623 SF±
Concrete Sidewalk (in Right Of Way)	= 280 SF±
Sod (Includes Lot To Back of Curb)	= 6,190 SF±

CURVE DATA TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C237	329.00'	09°50'24"	56.62'	56.45'	S 81°38'19" W
C251	465.00'	09°50'24"	79.89'	79.79'	N 81°31'19" E
C1000	304.00'	25°24'32"	134.81'	133.71'	S 80°51'17" E

- 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)
 - 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
 - PRM - Permanent REF. Monument
 - PCP - Permanent Control Point
 - P.D.U.E. - Private Drainage Utility Easement

- LB. - Licensed Business
- ST - Stop Sign
- WM - Water Meter
- WV - Water Valve
- FW - Fire Hydrant
- RPW - Recycled Water Meter
- RWV - Recycled Water Valve
- TE - Telephone Box
- EL - Electric Box
- TV - Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SS - Sanitary Sewer Manhole
- SSB - Sanitary Sewer Branch
- SSO - Sanitary Sewer Outfall
- ICV - 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
- A.E. - Access Easement
- L.B.E. - Landscape Buffer Easement
- R.W.E. - Raw Water Well Easement
- OWS - Water Service
- DFD - Drainage Flow Direction
- 10.0 - Proposed Design Grade
- 10.2 - As-Built/Existing Grade

Approval for construction
On this plan the contractor does not constitute approval of non-conformities of lot
Reconstructions are present or future

SURVEYOR'S NOTES:

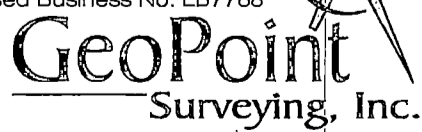
1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey or future.
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
5. This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
6. 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 42, 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
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Licensed Business No. LB7768



Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 8/14/17	Dwg: 42_Block 1_PP.dwg	Order No.: ~	Field Bk: ~

NOT A SURVEY
PERMITTING ONLY

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

REVISIONS

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