Vertical Datum Conversion Note:

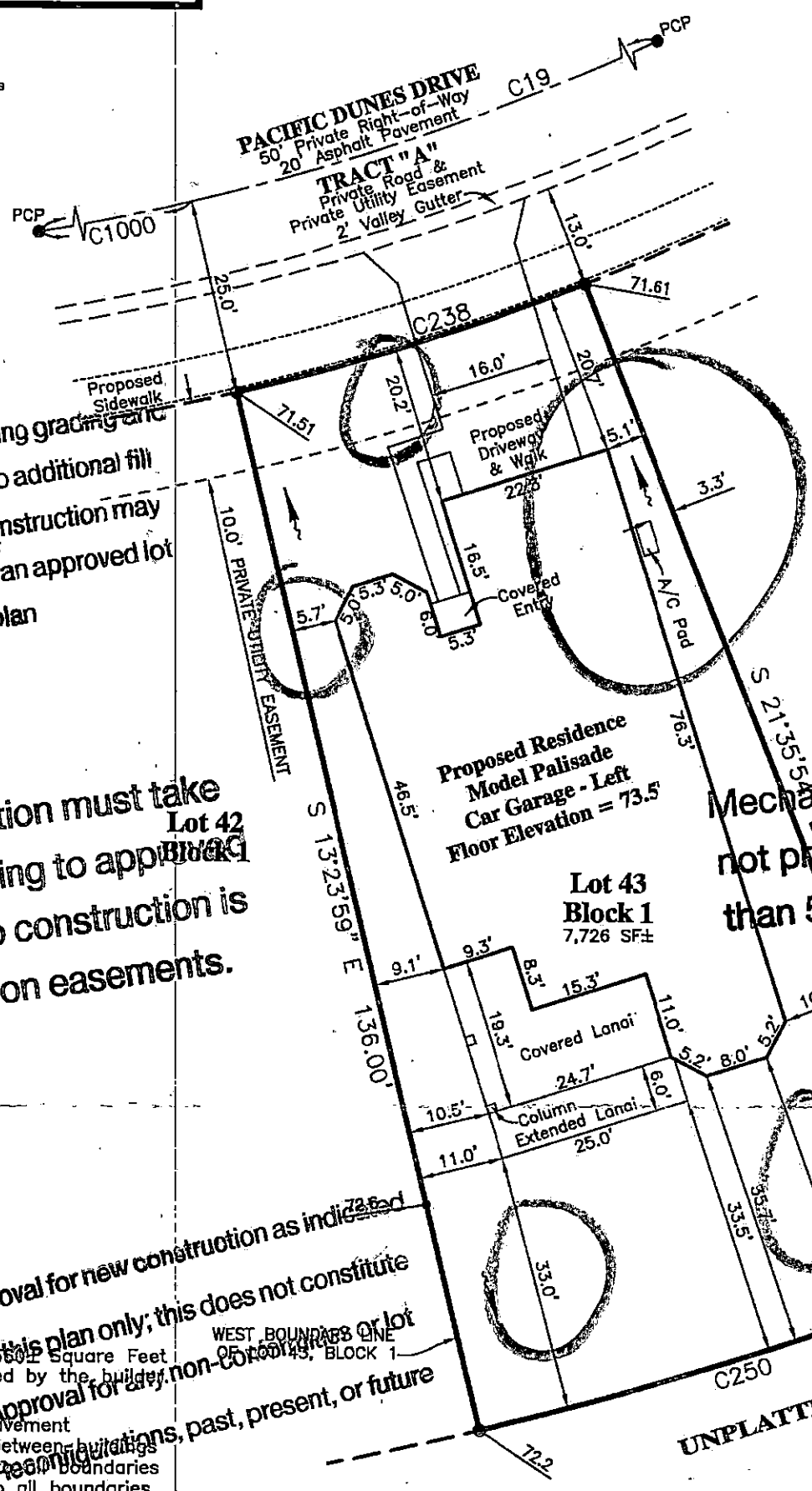
Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet: (NGVD29 – 0.92' = NAVD88)

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.

Plot Plan

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82–93



Bearings are based on the Westerly boundary of Lot 43, Block 1, said line bears S 13°23'59" E, per plat.

N

SCALE: 1" = 20'

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.

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.

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

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

Inside 140WB Gate 10.9.17

GENERAL NOTES:
Residence Footprint = 3,602 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.

AREA (For Quantity Takeoff) Lot 41 Block 1

Brick Pavers (Driveway & Walk)	=	623 SF±
Concrete Sidewalk (In Right Of Way)	=	233 SF±
Sod (Includes Lot To Back of Curb)	=	4,924 SF±

These calculations are approximate. Contractor shall be responsible for all conditions shown.

CURVE DATA TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C238	329.00'	08°11'56"	47.08'	47.04'	S 72°30'04" W
C250	465.00'	08°11'56"	66.54'	66.48'	N 72°30'04" E
C1000	304.00'	35°15'07"	187.04'	184.10'	S 85°46'25" 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
L.B.–Licensed Business
ST–Stop
WM–Water Meter
WV–Water Valve
FH–Fire Hydrant
RC WM–Reclaimed Water Meter
RC WV–Reclaimed Water Valve
TB–Telephone Box
EB–Electric Box
CB–Cable Television Box
LP–Light Pole
SD–Storm Sewer Manhole
SS–Sanitary Sewer Manhole
EHH–Electric Handhole
CO–Clean Out
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
WS–Water Service
–Drainage Flow Direction
10.0–Proposed Design Grade
10.2–As-Built/Existing Grade
(Note: Some items in above legend may not be applicable)

REVISIONS

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

SURVEYOR'S NOTES:

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plat/plan.
2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
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 Encrochment Requirement.

NOT A SURVEY
(For Permitting ONLY)

STATE OF FLORIDA Professional Land Surveyor EDWARD W. WACKERMAN No. 3696

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

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 43, 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
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No. LB7768
GeoPoint Surveying, Inc.

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 9/05/17	Dwg: 43_Block 1_PP.dwg		Order No.: ~
SEC. 18 – TWN. 32 S.– RNG. 20 E.			Field Bk: ~