

**Vertical Datum Conversion Note:**

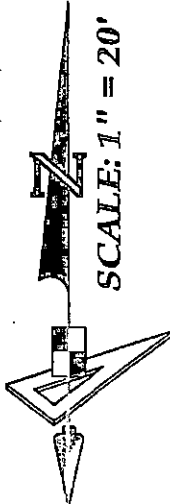
Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet. (NGVD29 - 0.92' = NAVD88)

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 44, Block 1, said line bears S 21°35'54" E, per plat.



**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.

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

NO Alteration to the existing grading, drainage pattern and no additional occur unless shown in an approved grading plan

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-conformities or lot reconfigurations, past, present, or future

**GENERAL NOTES:**

Residence Footprint = 2,560 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.

All construction must take place according to approved site plan. (Handwritten: Inside 140WB time 10-26-17)

AREA of Quantity Takeoff on Lot 41 Block 1

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

Westerly Boundary Line of Lot 44, Block 1

**CURVE DATA TABLE:**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C239	329.00'	08°11'56"	47.08'	47.04'	S 64°18'08" W
C249	465.00'	08°11'56"	66.54'	66.48'	N 64°18'08" E
C1000	304.00'	43°27'03"	230.54'	225.06'	S 89°52'23" 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 LB7788
- 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 (Note: Some items in above legend may not be applicable)
- LB - Licensed Business
- ST - Stoop
- W - Water
- WV - Water Valve
- FH - Fire Hydrant
- RCM - Reclaimed Water Meter
- RCV - Reclaimed Water Valve
- TE - Telephone Box
- EB - Electric Box
- CTB - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSMH - Sanitary Sewer Manhole
- EH - 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
- AE - Access Easement
- LB.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

**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 44, 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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**GeoPoint**  
Surveying, Inc.

Drawn: LWJ	Checked: EWV	P.C.: ~	Data File: ~
Date: 10/12/17	Dwg: 44_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

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