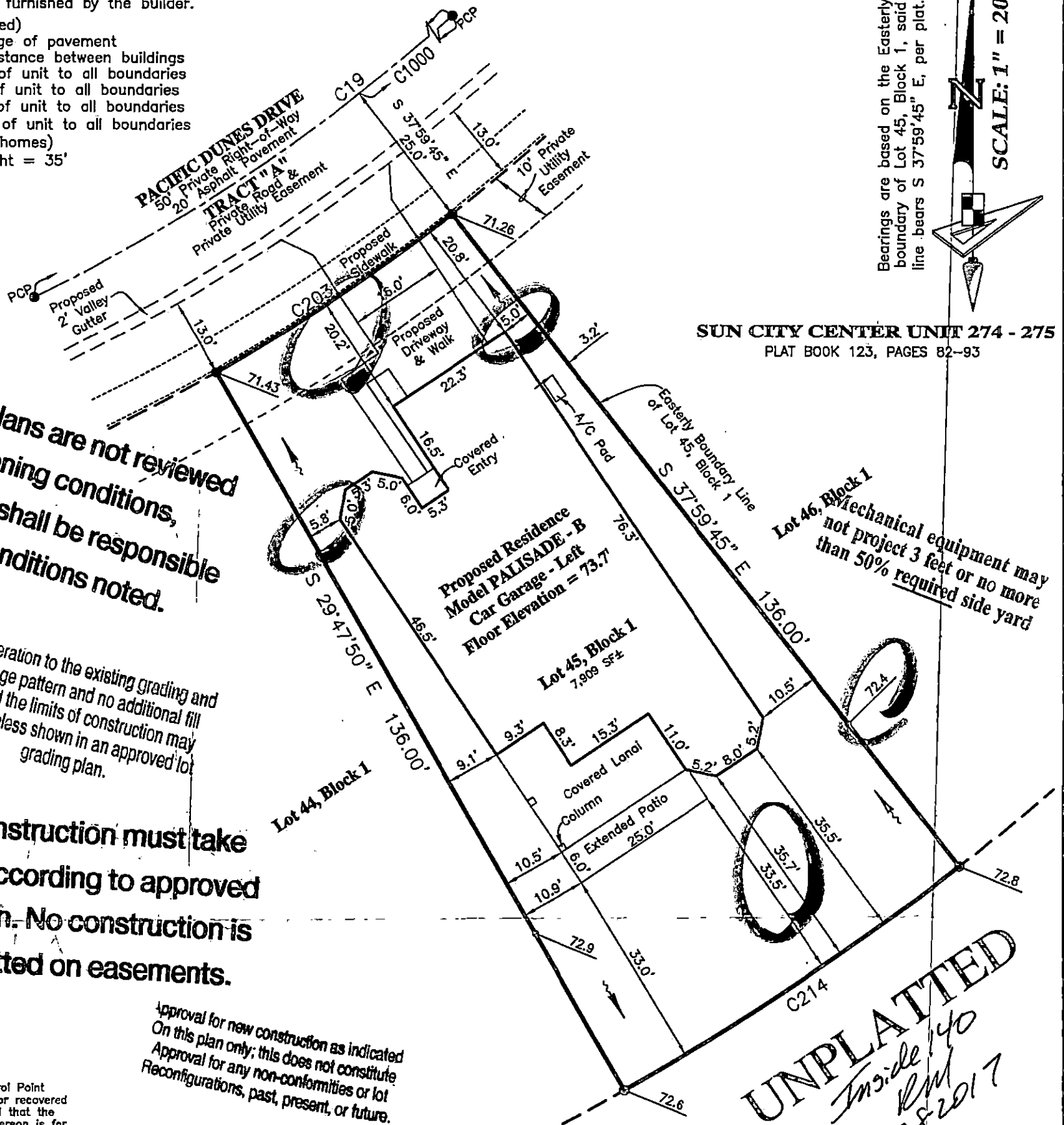
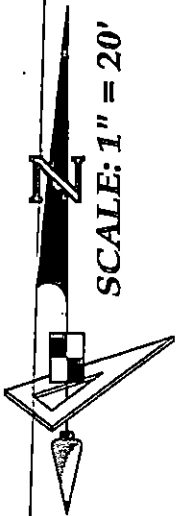


GENERAL NOTES:

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'

Plot Plan

Bearings are based on the Easterly boundary of Lot 45, Block 1, said line bears S 37°59'45" E, per plat.



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

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 grading plan.

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

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.

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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C203	329.00'	08°11'56"	47.08'	47.04'	S 56°06'13" W
C214	465.00'	08°11'56"	66.54'	66.48'	N 56°06'13" E
C1000	304.00'	34°46'18"	184.49'	181.67'	N 34°37'06" E

AREA (For Quantity Takeoff): : Lot 49 Block 1

- Brick Pavers (Driveway & Walk) = 623 SF±
- Concrete Sidewalk (In Right Of Way) = 233 SF±
- Sod (Includes Lot To Back of Curb) = 4,425 SF±

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)

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.

UNPLATTED
 Inside 140
 RM
 9-28-2017

- 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
 - GI-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-Step
- W-Water Meter
- WV-Water Valve
- FH-Fire Hydrant
- RCM-Reclaimed Water Meter
- RCR-Reclaimed Water Valve
- TE-Telephone Box
- EB-Electric Box
- CTV-Cable Television Box
- LP-Light Pole
- SSM-Storm Sewer Manhole
- SSM-Sanitary Sewer Manhole
- EHH-Electric Handhole
- COO-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
- WWS-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 Plat 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 Zone "X".

DESCRIPTION: Lot 45, 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



Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 8/25/17	Dwg: 45_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

NOT A SURVEY (For Permitting ONLY)

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

REVISIONS

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