

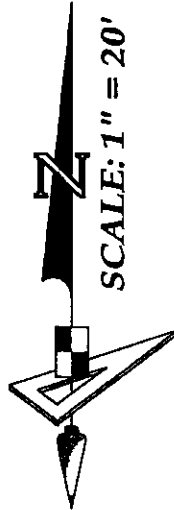
GENERAL NOTES:

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'

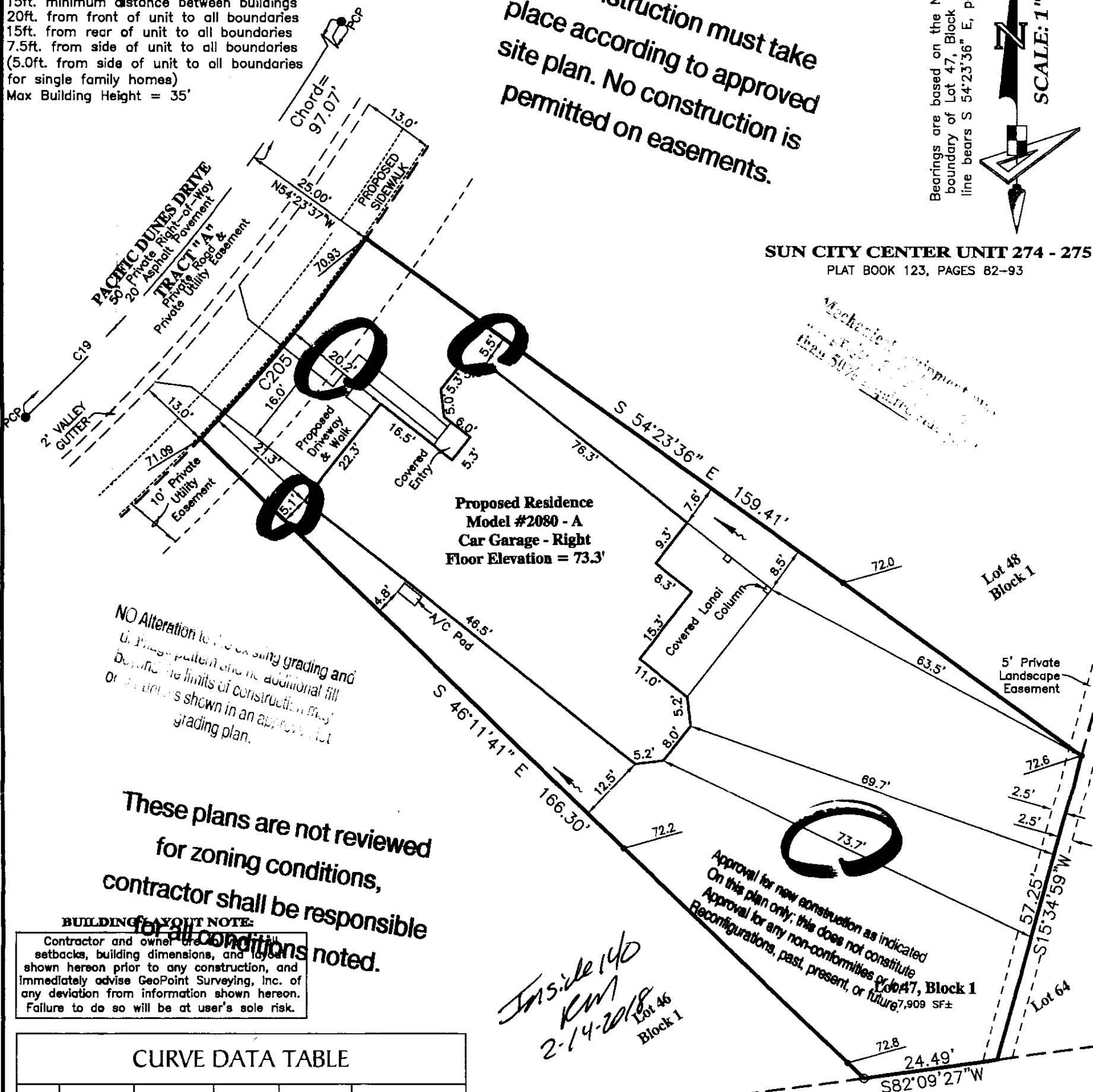
Plot Plan

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

Bearings are based on the Northerly boundary of Lot 47, Block 1, said line bears S 54°23'36" E, per plat.



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



NO Alteration to existing grading and drainage pattern and no additional fill beyond the limits of construction may be shown in an approved site grading plan.

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

BUILDING FOOTNOTE:

Contractor and owner shall verify setbacks, building dimensions, and other information 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.

*Inside 140
 RW
 2-14-2018
 Lot 46
 Block 1*

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C205	329.00'	8°11'56"	47.08'	47.04'	S 39°42'22" W

UNPLATTED

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
 - GII—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)
 - FP—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
 - WM—Water Meter
 - WV—Water Valve
 - FD—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
 - SSM—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
 - L.B.E.—Landscape Buffer Easement
 - R.W.E.—Raw Water Well Easement
 - WS—Water Service
 - DFD—Drainage Flow Direction
 - 10.0—Proposed Design Grade
 - 10.2—As-Built/Existing Grade

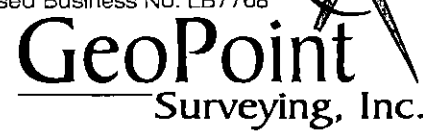
- SURVEYOR'S NOTES:**
- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
 - Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
 - Elevations shown hereon are 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 HEDT DESIGN.
 - This Plot Plan is subject to matters shown on the Plot of SUN CITY CENTER UNIT 274 - 275.
 - An 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 47, 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



REVISIONS

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

NOT A SURVEY (For Permitting ONLY)

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

Drawn: BRC	Checked: EWW	P.C.: ~	Data File: ~
Date: 1/17/18	Dwg: 47_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			