

**GENERAL NOTES:**

Residence Footprint = 2,950± 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'

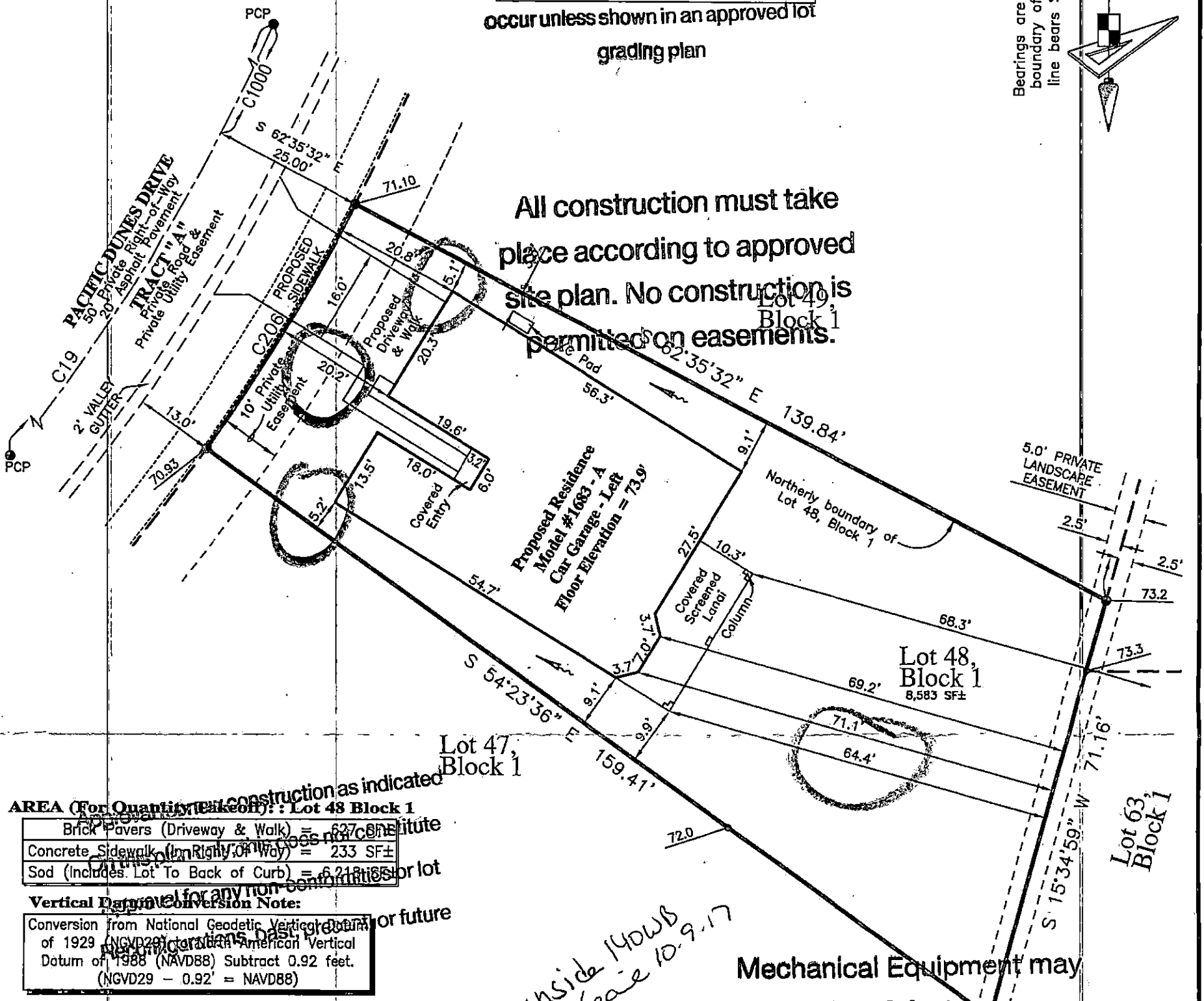
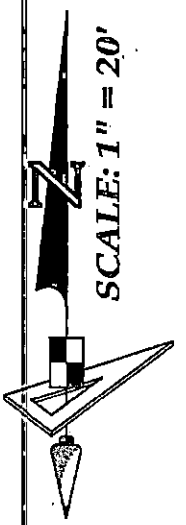
# Plot Plan

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

**BUILDING LAYOUT NOTE:**

**NO Alteration to the existing grading and drainage pattern and construction shall occur unless shown in an approved lot grading plan**

Bearings are based on the Northernly boundary of Lot 48, Block 1, said line bears S.62°35'32"E, per plat.



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

Mechanical Equipment may not project 3 feet or more than 50% required side yard setback.

**AREA (For Quantities of construction as indicated): Lot 48 Block 1**

Brick Pavers (Driveway & Walk)	= 627 sq. ft.
Concrete Sidewalk (In Right of Way)	= 233 SF±
Sod (Includes Lot To Back of Curb)	= 6,218 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)

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°33'12"	502.03'	446.90'	N 64°32'33" E
C206	329.00'	08°11'56"	47.08'	47.08'	S 34°30'26" W
C1000	304.00'	10°10'31"	53.99'	53.92'	N 22°19'34" E

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.

*These plans are not reviewed for zoning conditions for all conditions for all conditions for all conditions*

**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.

**NOT A SURVEY (For Permitting ONLY)**

*Edward W. Wackerman*  
 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 Zone "X".

**DESCRIPTION:** Lot 48, 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

**GeoPoint**  
 Surveying, Inc.

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 9/05/17	Dwg: 48_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

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

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)	FFK - Found P.K. Nail	FFKD - 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				
LIB - Licensed Business	ST - Stoop	W - Water Meter	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	SSSM - 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	AE - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Row Water Well Easement	W.S. - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade