

# Plot Plan

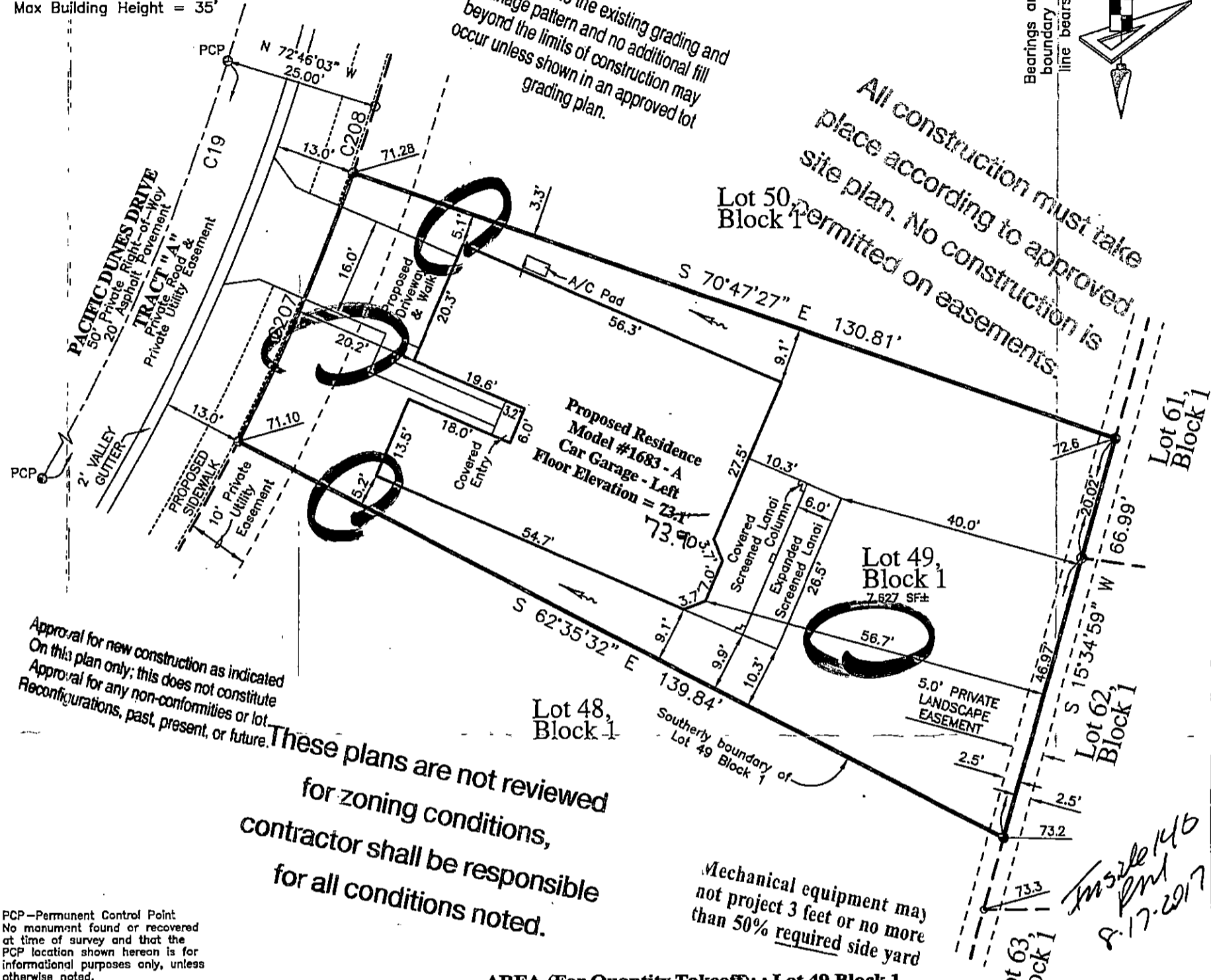
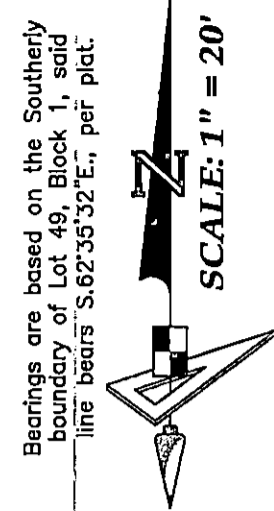
SUN CITY CENTER UNIT 274 - 275  
PLAT BOOK 123, PAGES 82-93

**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'

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

PCP - Permanent Control Point  
No monument found or recovered at time of survey and that the PCP location shown herein is for informational purposes only, unless otherwise noted.

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

Brick Pavers (Driveway & Walk)	= 627 SF±
Concrete Sidewalk (In Right Of Way)	= 233 SF±
Sod (Includes Lot To Back of Curb)	= 4,891 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.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	304.00'	94°37'12"	502.03'	446.90'	N 64°32'33" E
C207	329.00'	08°11'56"	47.08'	47.04'	S 23°18'31" W
C208	329.00'	01°58'36"	11.35'	11.35'	S 18°13'15" W

**LEGEND:**

Pg. - Page	LB. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	W - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FH - Fire Hydrant
SF - Square Feet	RCW - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	TE - Telephone Box
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CTE - Cable Television Box
GI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EH - Electric Handhole
P.K. - Parker Kalon Nail	CO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	S - Sign
FIR - Found 5/8" Iron Rod	AC - Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FIP - Found 1/2" Iron Pipe	P.D.E. - Private Drainage Easement
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement
FPKD - Found P.K. Nail & Disk	YD - Yard Drain
FCM - Found Concrete Monument	AE - Access Easement
REF - Reference	LB.E. - Landscape Buffer Easement
PRM - Permanent REF. Monument	R.W.E. - Raw Water Well Easement
PCP - Permanent Control Point	OWS - Water Service
P.D.U.E. - Private Drainage Utility Easement	DFD - Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	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 Plot 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 49, 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: DJW	P.C.: ~	Data File: ~
Date: 7/14/17	Dwg: 49_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

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

E. VERNON HORNE  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 55610