

Plot Plan

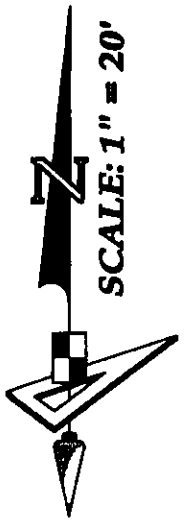
SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93

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'

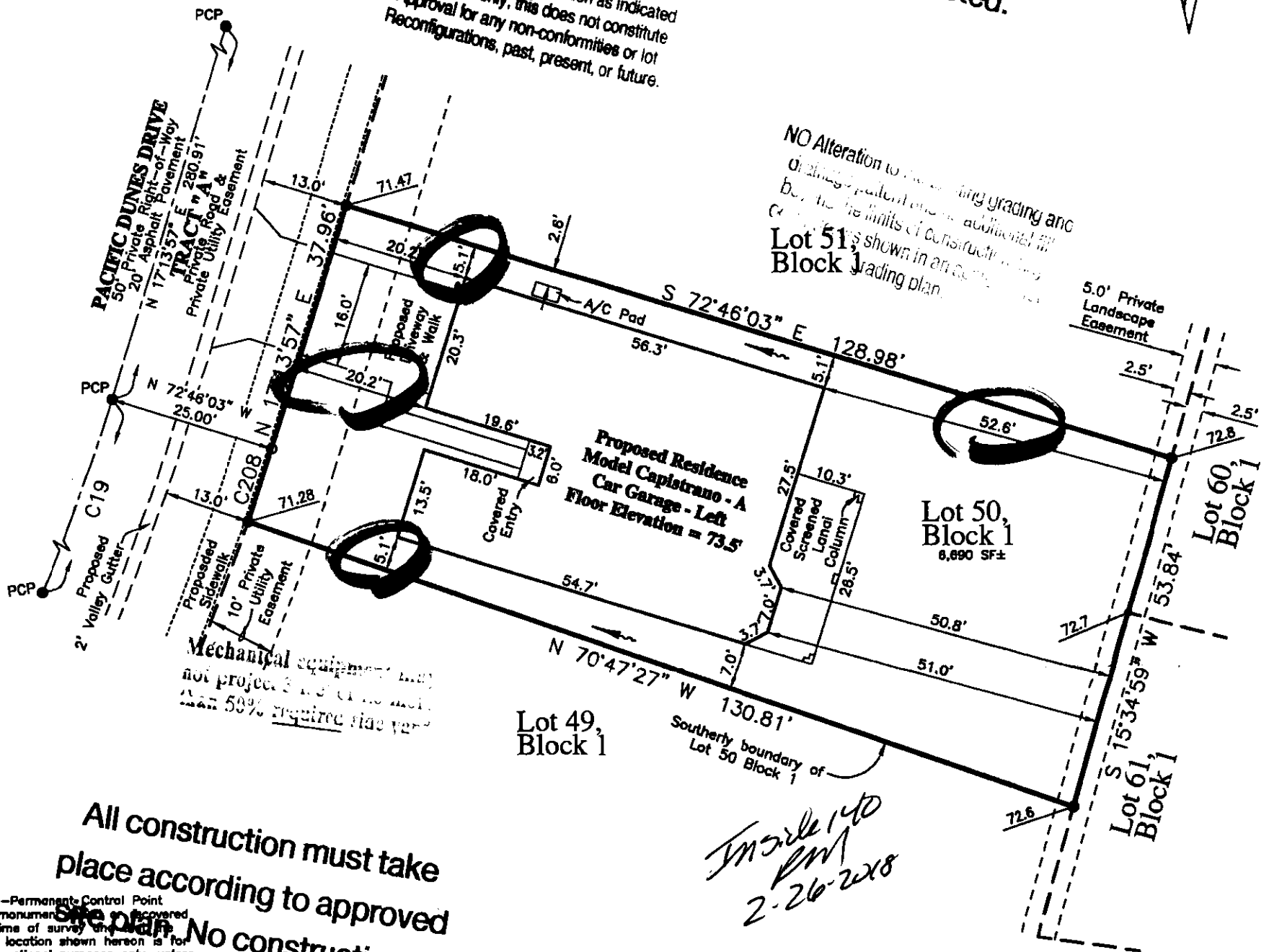
These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.

Bearings are based on the Southerly boundary of Lot 50, Block 1, said line bears N 70°47'27" W, per plat.



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.

NO Alteration to existing grading and drainage plan and no additional fill below the limits of construction shown in an approved grading plan.



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

PCP - Permanent Control Point
No monuments were discovered at time of survey and the PCP location shown hereon is for informational purposes only, unless otherwise noted.

AREA (For Quantity Takeoff): : Lot 50 Block 1

Brick Pavers (Driveway & Walk)	= 624 SF±
Concrete Sidewalk (In Right Of Way)	= 166 SF±
Sod (Includes Lot To Back of Curb)	= 4,105 SF±

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.

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°37'12"	502.03'	446.90'	S 84°32'33" W
C208	329.00'	01°58'36"	11.35'	11.35'	N 18°13'15" 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 Kelon 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
FCM - 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 Meter
WV - Water Valve
FH - Fire Hydrant
RW - Reclaimed Water Meter
RWV - Reclaimed Water Valve
TB - Telephone Box
EB - Electric Box
CTB - Cable Television Box
LP - Light Pole
SSM - Storm Sewer Manhole
SSMH - Sanitary Sewer Manhole
EHO - Electric Handhole
COO - 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
RWS - Raw Water Well
OWS - Water Service
DFD - Drainage Flow Direction
D.D. - 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 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 50, 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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Licensed Business No. LB7768

GeoPoint
Surveying, Inc.

Drawn: LWJ Checked: EWW P.C.: ~ Data File: ~
Date: 01/18/18 Dwg: 50_Block 1_PP.dwg Order No.: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E. Field Bk: ~

NOT A SURVEY
(For Permitting Only)

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