

GENERAL NOTES:

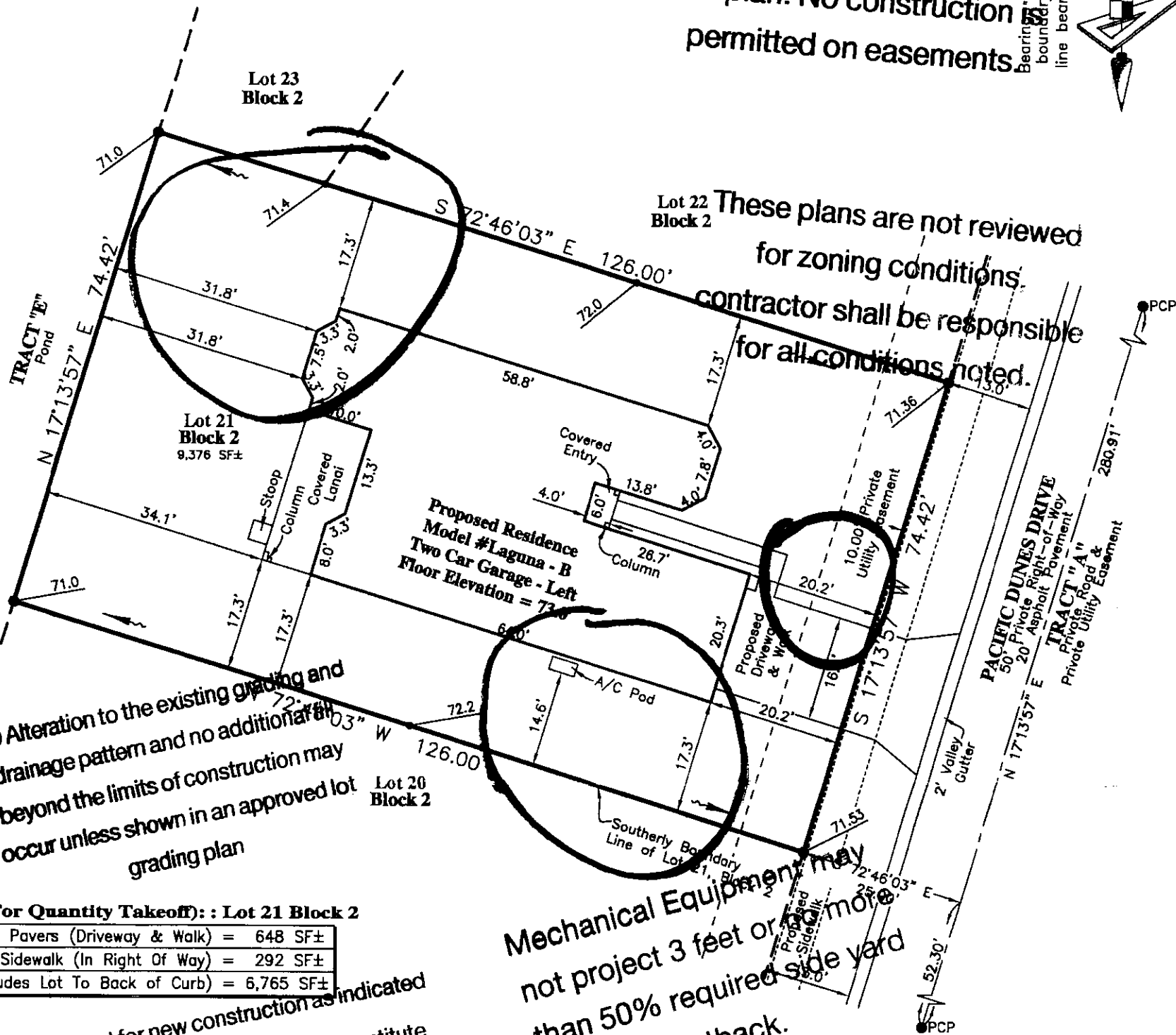
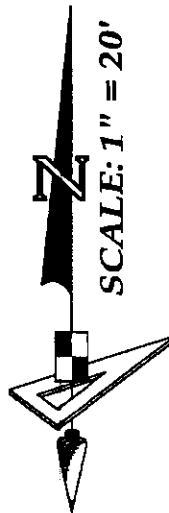
Residence Footprint = 2,908± Square Feet
 As per the plans furnished by the builder.
 Setbacks: (Reported)
 20ft. from all edge of pavement
 15ft. minimum distance between buildings
 20ft. from front of unit to all boundaries
 15ft. from rear of unit to all boundaries
 7.5ft. from side of unit to all 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

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

Bearing area based on the Southerly boundary of Lot 21, Block 2, said line bears N 72°46'03" W, per plat.



NO Alteration to the existing grading and drainage pattern and no additional grading beyond the limits of construction may occur unless shown in an approved lot grading plan

AREA (For Quantity Takeoff): : Lot 21 Block 2

Brick Pavers (Driveway & Walk)	= 648 SF±
Concrete Sidewalk (In Right Of Way)	= 292 SF±
Sod (Includes Lot To Back of Curb)	= 6,765 SF±

Vertical Datum Conversion Note:

Conversion from National Geodetic Datum of 1929 (NGVD29) to the American Vertical Datum of 1988 (NAVD88) Subtract 0.92' (NGVD29 - 0.92' = NAVD88)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C188	279.00'	00°53'38"	4.35'	4.35'	S 17°40'46" W

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.

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

inside 1400's base 4.3.18

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.

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 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 - Stoop	W - Water Meter	WV - Water Valve	FH - Fire Hydrant	AC - Reclaimed Water Meter	ACV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSH - 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	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	W.S. - 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 Preliminary SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEJDT 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 21, Block 2, 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.

213 Hobbs Street
 Tampa, Florida 33619
 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. WASSERMAN
 License Number 3696
 STATE OF FLORIDA
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. PLS3696

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 3/13/18	Dwg: 21_Block 2_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			