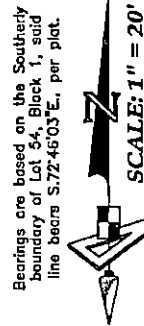


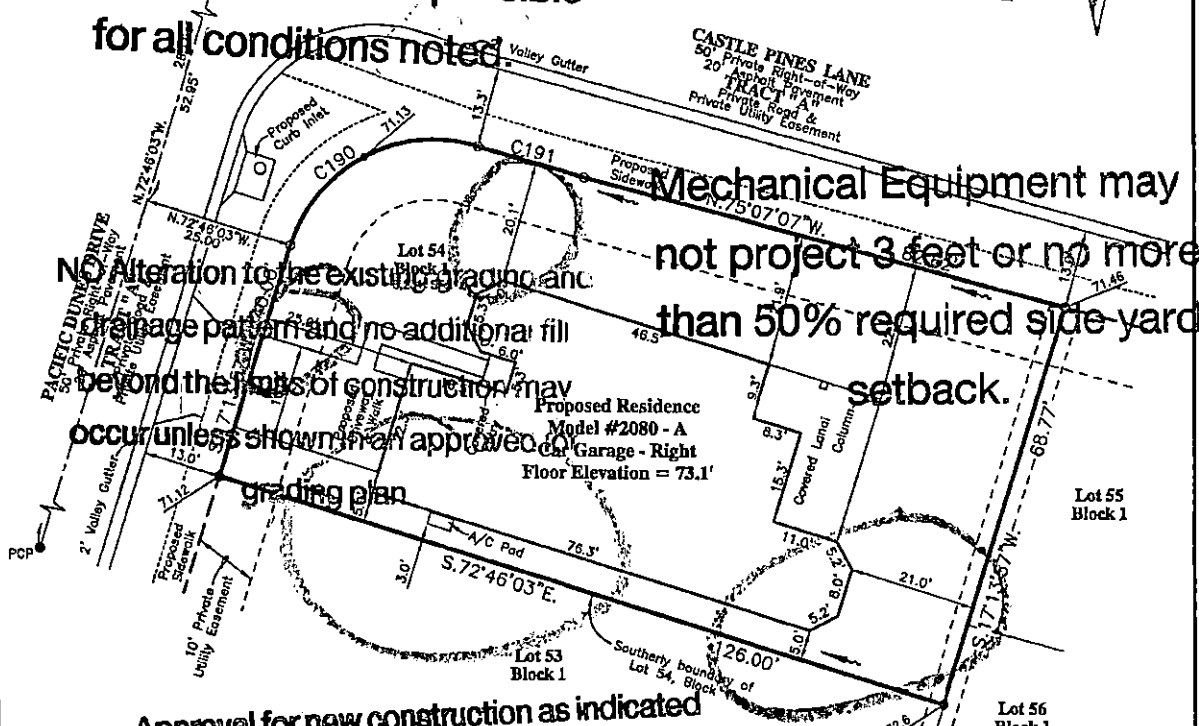
GENERAL NOTES:

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'
DIMENSION OF Zoning conditions,
 Proposed building dimensions shown hereon are of the exterior.

Plot Plan



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



Mechanical Equipment may not project 3 feet or no more than 50% required side yard setback.

BUILDING LAYOUT NOTE:

Contractor and subcontractors shall be responsible for all setbacks, building footprints, 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 constitute a violation of the building code.
 On this plan only, this does not constitute approval for any non-conformities or reconfigurations, past, present, or future.

Brick Pavers (Driveway & Walk) = 700 SF±
Concrete Sidewalk (In Right Of Way) = 1130 SF±
Soil (Underneath) = 16800 SF±

*inside 140WB
6ae 10.24.17*

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)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C190	25.00	89°59'55"	39.27	35.35	S.62°13'55"W.
C191	450.00	02°20'59"	18.46	18.45	S.73°56'37"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.

LEGEND:	
Pg - Page	LB - Licensed Business
R/W - Right Of Way	SI - Sloop
O.R. - Official Records Book	M - Water Meter
P.B. - Plat Book	W - Water Valve
Elev. - Elevation	F - Fire Hydrant
SF - Square Feet	AWM - Reclaimed Water Meter
Conc. - Concrete	SM - Storm Sewer Manhole
SP - Brick Paver	LT - Light Pole
SW - Sidewalk	CT - Cable Television Box
CI - Curb Inlet	CS - Storm Sewer Manhole
OTI - Grate Top Inlet	SC - Sanitary Control Valve
MES - Mitered End Section	S - Sign
RCF - Reinforced Conc. Pipe	AC - Air Conditioner
PVC - Polyvinyl Chloride	P.U.E. - Public Utility Easement
P.K. - Parker Keon Nail	P.P.E. - Private Property Easement
SR - Set 5/8" Iron Rod LB7768	DE - Deed Easement
SPKD - Set P.K. & Disk LB7768	YD - Yard Drain
FIR - Found 5/8" Iron Rod	AE - Access Easement
LB145 (Unless Noted Otherwise)	LE - Landscape Buffer Easement
FIP - Found 1/2" Iron Pipe	R.W.E. - Row Water Right Easement
LB148 (Unless Noted Otherwise)	W.D. - Wetland Design Grade
FPK - Found P.K. Nail	AA - Built/Existing Grade
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	

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.
- Grades, walls, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Vertical datum is North American Vertical Datum of 1988 (NAVD88). All elevations are given in feet above the datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 PLAT BOOK 123, PAGES 82 - 93.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.

NOT A SURVEY
 (For Recording ONLY)
 STATE OF FLORIDA
 EDWARD W. WACHNER
 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 Zones X.

DESCRIPTION: Lot 54, 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) 248-6888
 Fax: (813) 248-2266
 Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: DWN Checked: EWN P.C.I. Data File:
 Date: 10/12/17 Dwg: S4_Block 1_PP.dwg Order No.:
 SEC. 18 - TWN. 32 S. - RNG. 20 E. Field B/c:

REVISIONS				
Description	Date	Dwn. Ck'd	P.C.I.	Field Book