

Plot Plan

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)

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)
- Mox Building Height = 35'

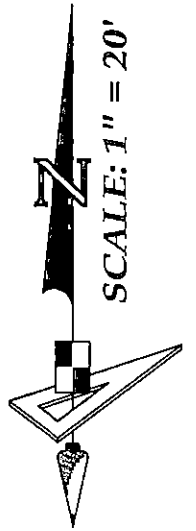
AREA (For Quantity Takeoff): : Lot 24 Block 2

Brick Pavers (Driveway & Walk)	= 630 SF±
Concrete Sidewalk (In Right Of Way)	= 197 SF±
Sod (Includes Lot To Back of Curb)	= 4242 SF±

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

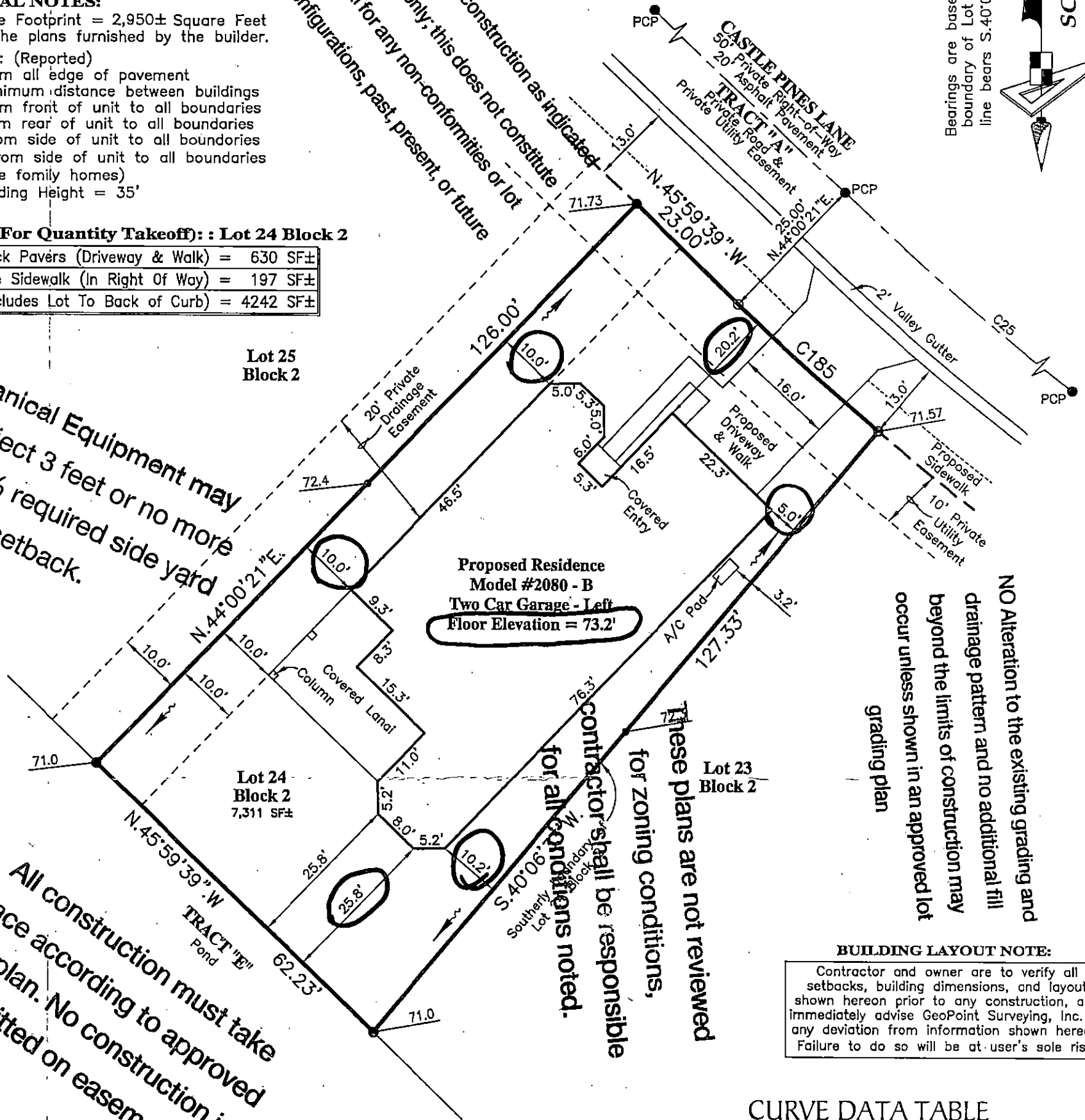
Bearings are based on the Southerly boundary of Lot 24, Block 2, said line bears S.40°06'33"W., per plat.



Approval for new construction as indicated
On this plan only; this does not constitute
Reconfigurations, past, present, or future

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

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



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

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
C25	425.00'	20°01'06"	148.49	147.74	S 56°00'12" E
C185	450.00'	3°53'48"	30.61	30.60	N 47°56'33" 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.

3-18-17
RT

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	RCWV - Reclaimed Water Valve
BP - Brick Paver	TEB - Telephone Box
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CTB - Cable Television Box
GTI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SSM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSMH - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EHO - 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 LB148 (Unless Noted Otherwise)	AC - Air Conditioner
FIP - Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FPK - Found P.K. Nail	P.D.E. - Private Drainage Easement
FPKD - Found P.K. Nail & Disk	D.E. - Drainage Easement
FCM - Found Concrete Monument	L.M.E. - Lake Maintenance Easement
REF - Reference	YD - Yard Drain
PRM - Permanent REF. Monument	A.E. - Access Easement
PCP - Permanent Control Point	L.B.E. - Landscape Buffer Easement
P.D.U.E. - Private Drainage Utility Easement	R.W.E. - Raw Water Well Easement
(Note: Some items in above legend may not be applicable)	oWS - Water Service
	DFD - Drainage Flow Direction
	10.0 - Proposed Design Grade
	10.2 - As-Built/Existing Grade

REVISIONS					
Description	Date	Dwn.	Cl'd	P.C.	Field Book

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)

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

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 24, 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.

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Tampa, Florida 33605
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Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/18/17	Dwg: 24_Block 2_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			