

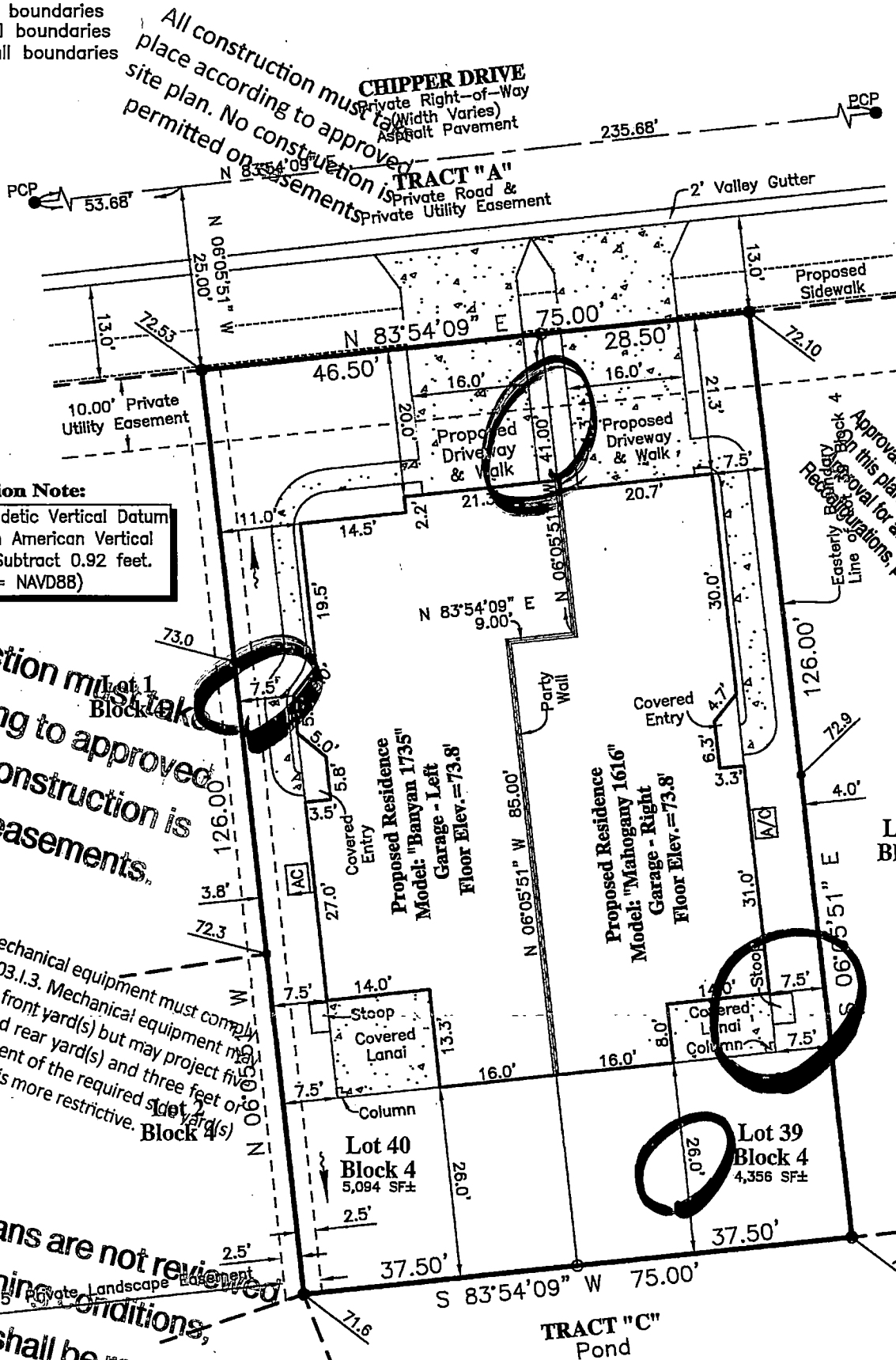
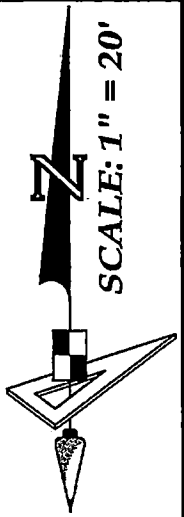
**GENERAL NOTES:**

Residence Footprint = 4,307 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'  
 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.

# Plot Plan

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

Bearings are based on the Easterly boundary of Lot 39, Block 4, said line bears S 06°05'51" E, per plat.



**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)

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

Placement of mechanical equipment must comply with HC LDC 6.01.03.I.3. Mechanical equipment may not project into the front yard(s) but may project five feet into the required rear yard(s) and three feet or no more than 50 percent of the required side yard(s) whichever is more restrictive.

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

**AREA (For Quantity Takeoff):**  
**Lot 39 Block 4 and Lot 40 Block 4**

Brick Pavers (Driveway & Walk)	= 1,465 SF±
Concrete Sidewalk (In Right Of Way)	= 215 SF±
Sod (Includes Lot To Back of Curb)	= 4,085 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.

*Insile 140  
 RM  
 7-2-2018*

Description	Date	Dwn. Ck'd	P.C.	Order No.	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 Preliminary 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)**

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**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:** Lots 39 and 40, Block 4 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

**GeoPoint Surveying, Inc.**

Drawn: LWJ	Checked: EWW	P.C.: ~	Data File: ~
Date: 5/11/18	Dwg: 39&40_Block 4_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			