

**DIMENSION NOTE:**  
Proposed building dimensions shown hereon are of the exterior.

**GENERAL NOTES:**  
Residence Footprint = 4,226± 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'

**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)

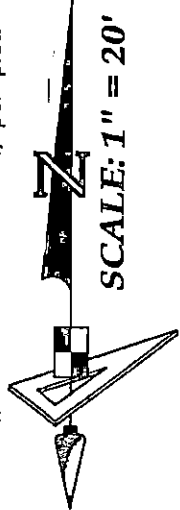
# Plot Plan

## UNPLATTED

N89°47'36"E

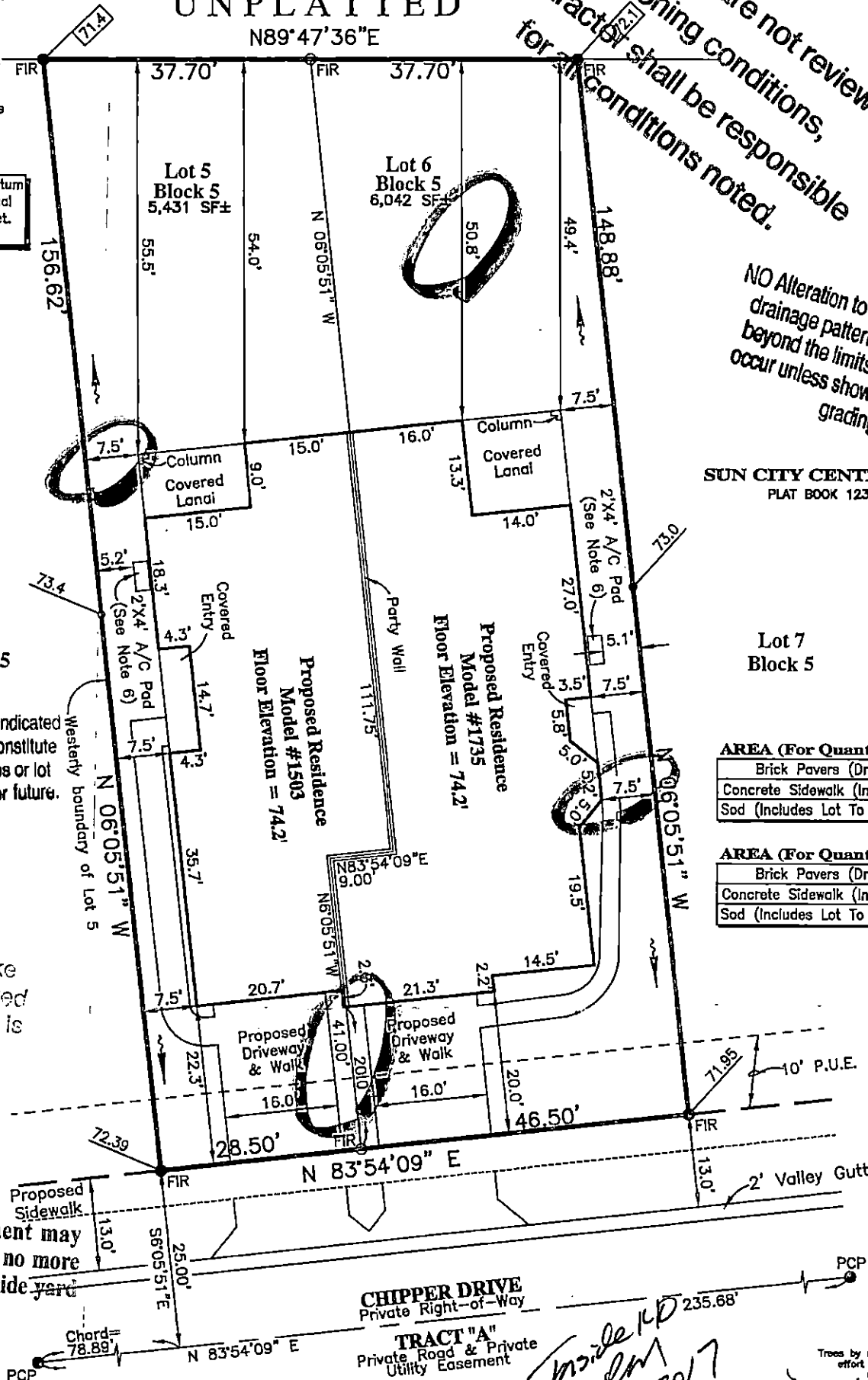
These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.

Bearings are based on the Southerly boundary of Lot 5, Block 5, said line bears N.06°05'51"W., per plat.



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.

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

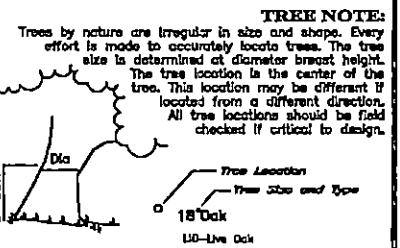


Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities or lot reconfigurations, past, present, or future.

- AREA (For Quantity Takeoff): Lot 5 Block 5**
- Brick Pavers (Driveway & Walk) = 707 SF±
  - Concrete Sidewalk (In Right Of Way) = 160 SF±
  - Sod (Includes Lot To Back of Curb) = 2,810 SF±
- AREA (For Quantity Takeoff): Lot 6 Block 5**
- Brick Pavers (Driveway & Walk) = 649 SF±
  - Concrete Sidewalk (In Right Of Way) = 220 SF±
  - Sod (Includes Lot To Back of Curb) = 3,550 SF±

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

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



**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.

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.

*Inside KD PM 4-24-2017*

LEGEND:						
Pg. - Page	LB. - Licensed Business	ST - Stoop	W. - Water Meter	WV - Water Valve	FD - Fire Hydrant	RCWM - Reclaimed Water Meter
R/W - Right Of Way	ST - Stoop	W. - Water Meter	WV - Water Valve	FD - Fire Hydrant	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve
O.R. - Official Records Book	W. - Water Meter	WV - Water Valve	FD - Fire Hydrant	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve	TEB - Telephone Box
P.B. - Plat Book	WV - Water Valve	FD - Fire Hydrant	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box
Elev. - Elevation	FD - Fire Hydrant	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CVB - Cable Television Box
SF - Square Feet	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CVB - Cable Television Box	LP - Light Pole
Conc. - Concrete	RCWV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CVB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole
BP - Brick Paver	TEB - Telephone Box	EB - Electric Box	CVB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole
SW - Sidewalk	EB - Electric Box	CVB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole
CI - Curb Inlet	CVB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out
GTI - Grate Top Inlet	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve
MES - Mitered End Section	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve	S - Sign
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve	S - Sign	AC - Air Conditioner
PVC - Polyvinyl Chloride	EH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve	S - Sign	AC - Air Conditioner	P.U.E. - Public Utility Easement
P.K. - Parker Kalon Nail	CO - Clean Out	ICV - Irrigation Control Valve	S - Sign	AC - Air Conditioner	P.U.E. - Public Utility Easement	P.D.E. - Private Drainage Easement
SIR - Set 5/8" Iron Rod LB7768	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
SPKD - Set P.K. & Disk LB7768	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
FIR - Found 1/2" Iron Rod	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
LB7768 (Unless Noted Otherwise)	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
FIP - Found 1/2" Iron Pipe	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	YD - Yard Drain	AE - Access Easement	LB.E. - Landscape Buffer Easement
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	YD - Yard Drain	AE - Access Easement	LB.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement	YD - Yard Drain	AE - Access Easement	LB.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	OWS - Water Service
FPKD - Found P.K. Nail & Disk	YD - Yard Drain	AE - Access Easement	LB.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction
FCM - Found Concrete Monument	AE - Access Easement	LB.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade
REF - Reference	LB.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade
PRM - Permanent REF. Monument	R.W.E. - Raw Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade	
PCP - Permanent Control Point	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade		
P.D.U.E. - Private Drainage Utility Easement	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade			
(Note: Some items in above legend may not be applicable)						

**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 Units shall be from building 0.5' and meet Hillsborough County Encroachment Requirements.

**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 5 & 6, Block 5, 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  
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Licensed Business No. LB7768



**REVISIONS**

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book

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

Drawn: JH    Checked: DJW    P.C.:    Data File:   

Date: 01/23/17    Dwg: 5&6\_Blk5\_PP.dwg    Order No.:   

SEC. 18 - TWN. 32 S. - RNG. 20 E.    Field Bk: