

Plot Plan

GENERAL NOTES:

Residence Footprint = 4,338 Square Feet
 As per the plans furnished by the builder.
 Combined Lot Area = 9,450± Square Feet
 Combined Sod Area = 5,112± Square Feet

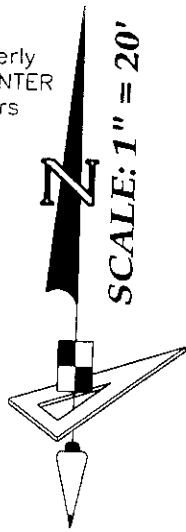
Setbacks: (Reported)

- 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
- Max Building Height = 35'

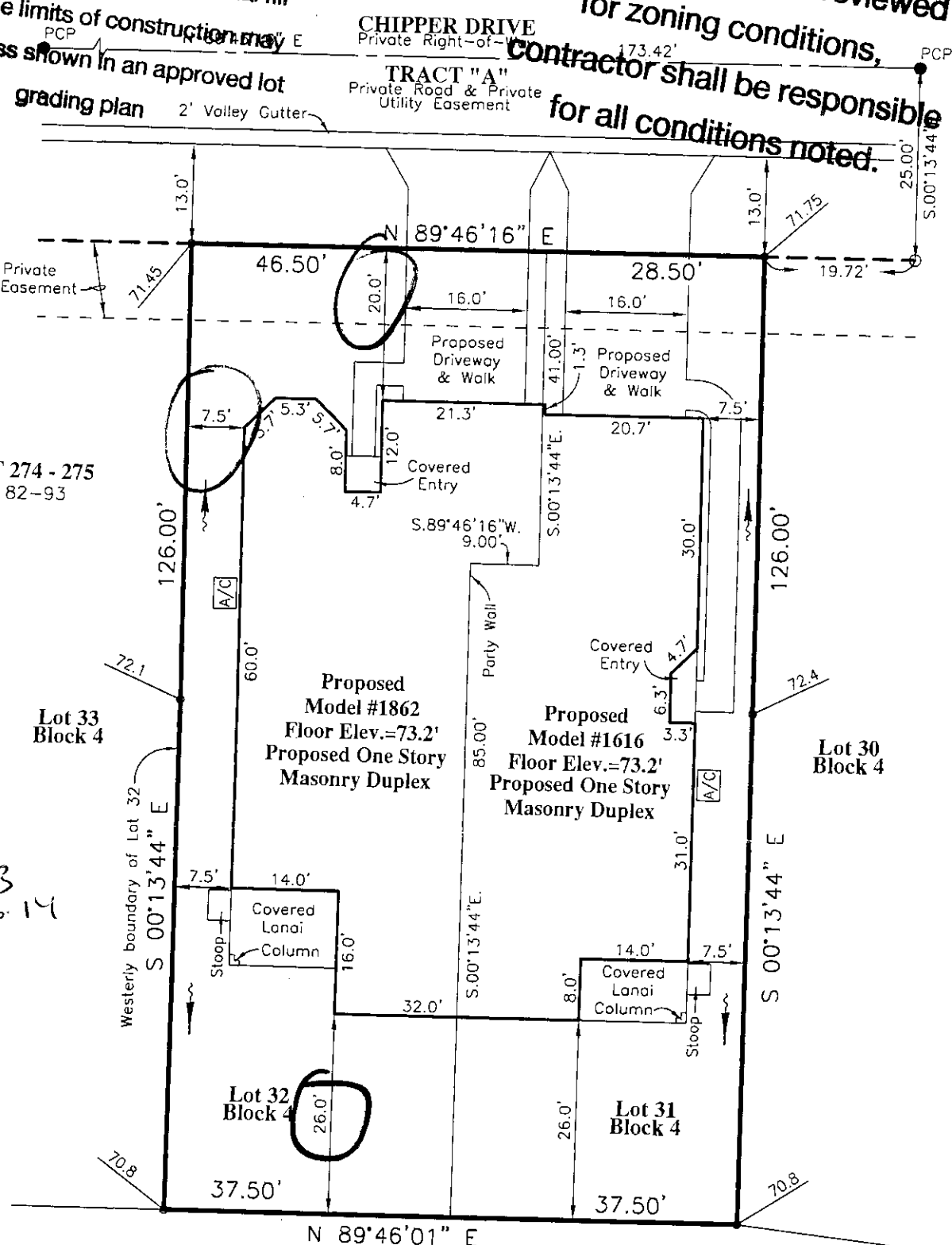
NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan

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

Bearings are based on the Westerly boundary of Lot 32, SUN CITY CENTER UNIT 274 - 275, said line bears S.00°13'44"E., per plat.



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



Inside 140WB Gate 11.26.14

Approval for new construction as indicated
 Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon. This does not constitute approval for any non-conformities or lot reconfigurations, past, present or future.

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

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

- 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 - Side Walk
- CI - Curb Inlet
- GTI - Grate Top Inlet
- MES - Mitered End Section
- RCP - Reinforced Conc. Pipe
- PVC - Polyvinyl Chloride
- P.K. - Parker Kolon 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
- FCM - Found Concrete Monument
- REF - Reference
- PRM - Permanent REF. Monument
- PCP - Permanent Control Point
- P.D.U.E. - Private Drainage Utility Easement
- (Note: Some items in above legend may not be applicable)
- B.P.P. - Backflow Preventer
- W - Water Meter
- WV - Water Valve
- FH - Fire Hydrant
- RCWM - Reclaimed Water Meter
- RCWV - Reclaimed Water Valve
- TEB - Telephone Box
- EB - Electric Box
- CBT - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- EHM - Electric Handhole
- COO - Clean Out
- ICV - Irrigation Control Valve
- Sign
- A/C - Air Conditioner
- P.U.E. - Public Utility Easement
- C.U.E. - County Utility Easement
- DE - Drainage Easement
- L.M.E. - Lake Maintenance Easement
- CE - Conservation Easement
- AE - Access Easement
- L.B.E. - Landscape Buffer Easement
- R.W.E. - Row Water Well Easement
- OWS - Water Service
- DFD - Drainage Flow Direction
- 10.0 - Proposed Design Grade
- 10.2 - As-Built/Existing Grade

- 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 North American Vertical Datum of 1988 (NAVD88), to convert from NAVD88 to the National Geodetic Vertical Datum of 1929 (NGVD29) add 0.92' to the elevation.
- 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.

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: VERONA - Lots 31 and 32, 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.

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

NOT A SURVEY (For Permitting ONLY)

WILLIAM E. LUCAS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPING ENGINEER
 No. 55782

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPING ENGINEER.

1403 E. 5th Avenue
 Tampa, Florida 33605
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: DJW	Checked: WEL	P.C.: ~	Date File: ~
Date: 11/14/14	Dwg: 31-32_PP.dwg	Order No.: MIN-SC-070	MIN-SC-071
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	