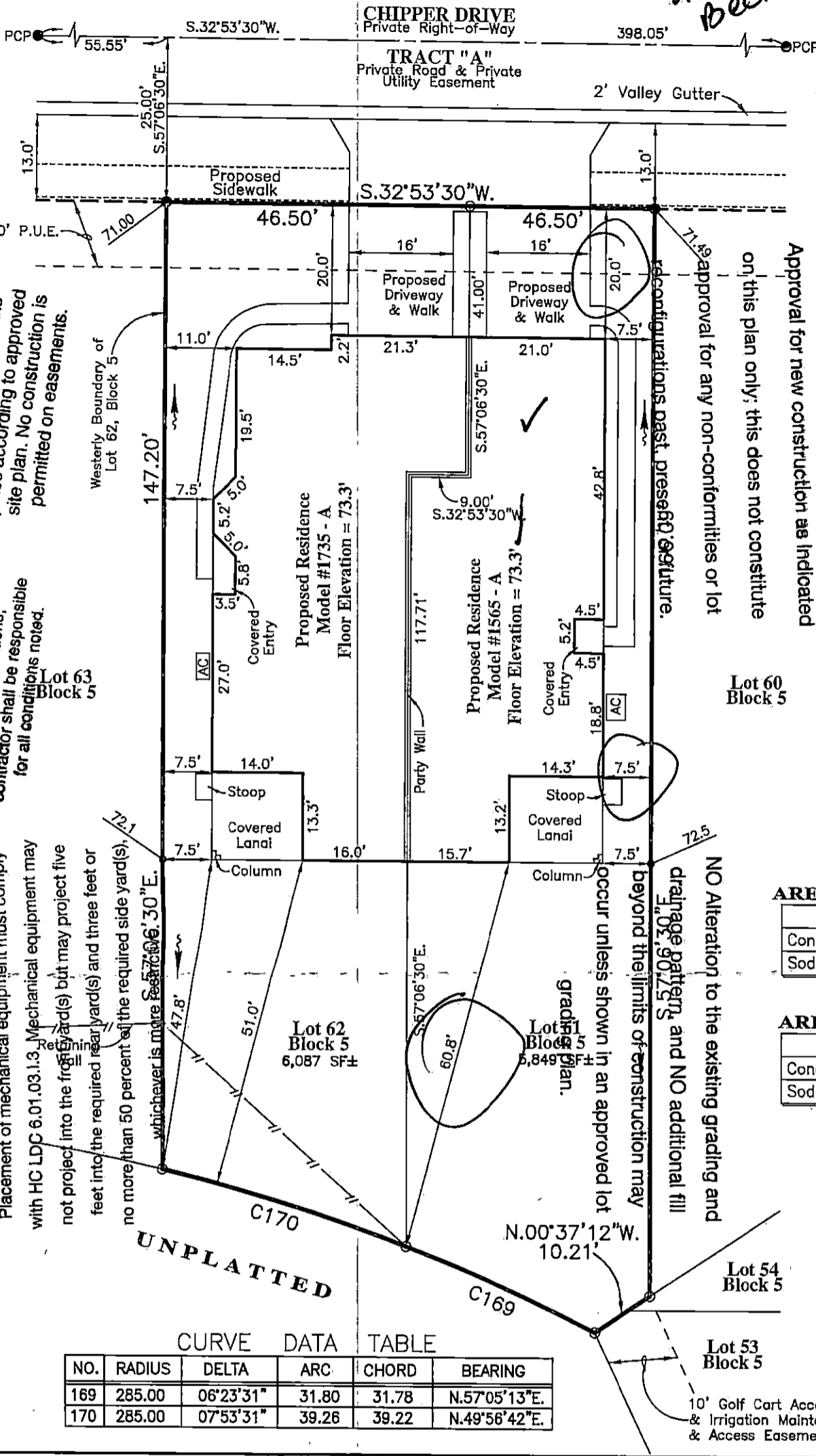


# Plot Plan

*made 140  
Beck 8-24-16*

Bearings are based on the Westerly boundary of Lot 62, Block 5, said line bears S.57°06'30"E., per plat.  
SCALE: 1" = 20'



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

**GENERAL NOTES:**

Residence Footprint = 4,261± 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 NOTE:**

Proposed building dimensions shown hereon are of the exterior.

**AREA (For Quantity Takeoff): Lot 61 Block 5**

Brick Pavers (Driveway & Walk)	= 730 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 2857 SF±

**AREA (For Quantity Takeoff): Lot 62 Block 5**

Brick Pavers (Driveway & Walk)	= 724 SF±
Concrete Sidewalk (In Right Of Way)	= 140 SF±
Sod (Includes Lot To Back of Curb)	= 2746 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.

UNPLATTED

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
169	285.00	06°23'31"	31.80	31.78	N.57°05'13"E.
170	285.00	07°53'31"	39.26	39.22	N.49°56'42"E.

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

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

Placement of mechanical equipment must comply with HC LDC 6.01.03.1.3. 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.

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

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

- LEGEND:**
- 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 - Sidewalk
  - CI - Curb Inlet
  - GTI - Grate Top Inlet
  - MES - Mitered End Section
  - RCP - Reinforced Conc. Pipe
  - PVC - Polyvinyl Chloride
  - P.K. - Parker Kalon 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
  - 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 (Note: Some items in above legend may not be applicable)
  - LB. - Licensed Business
  - ST - Stoop
  - W - Water Meter
  - WV - Water Valve
  - FH - Fire Hydrant
  - RCWM - Reclaimed Water Meter
  - RCWV - Reclaimed Water Valve
  - TEB - Telephone Box
  - EB - Electric Box
  - TVB - Television Box
  - LP - Light Pole
  - SM - Storm Sewer Manhole
  - SSM - Sanitary Sewer Manhole
  - EH - Electric Handhole
  - COO - Clean Out
  - 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
  - L.M.E. - Lake Maintenance Easement
  - YD - Yard Drain
  - AE - Access Easement
  - LB.E. - Landscape Buffer Easement
  - R.W.E. - Raw Water Well Easement
  - WS - Water Service
  - DFD - Drainage Flow Direction
  - 10.0 - Proposed Design Grade
  - 10.2 - As-Built/Existing Grade

- LEGEND (continued):**
- 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
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  - DFD - Drainage Flow Direction
  - 10.0 - Proposed Design Grade
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**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 set 7'0" from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

**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 61 & 62, 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  
Tampa, Florida 33605  
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Fax: (813) 248-2266  
Licensed Business No. LB7768



**REVISIONS**

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

NOT A SURVEY (For Permitting ONLY)

DAVID ALAN WILLIAMS  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423

Drawn: DJW	Checked: DAW	P.C.: ~	Data File: ~
Date: 07/26/16	Dwg: 61&62_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	