

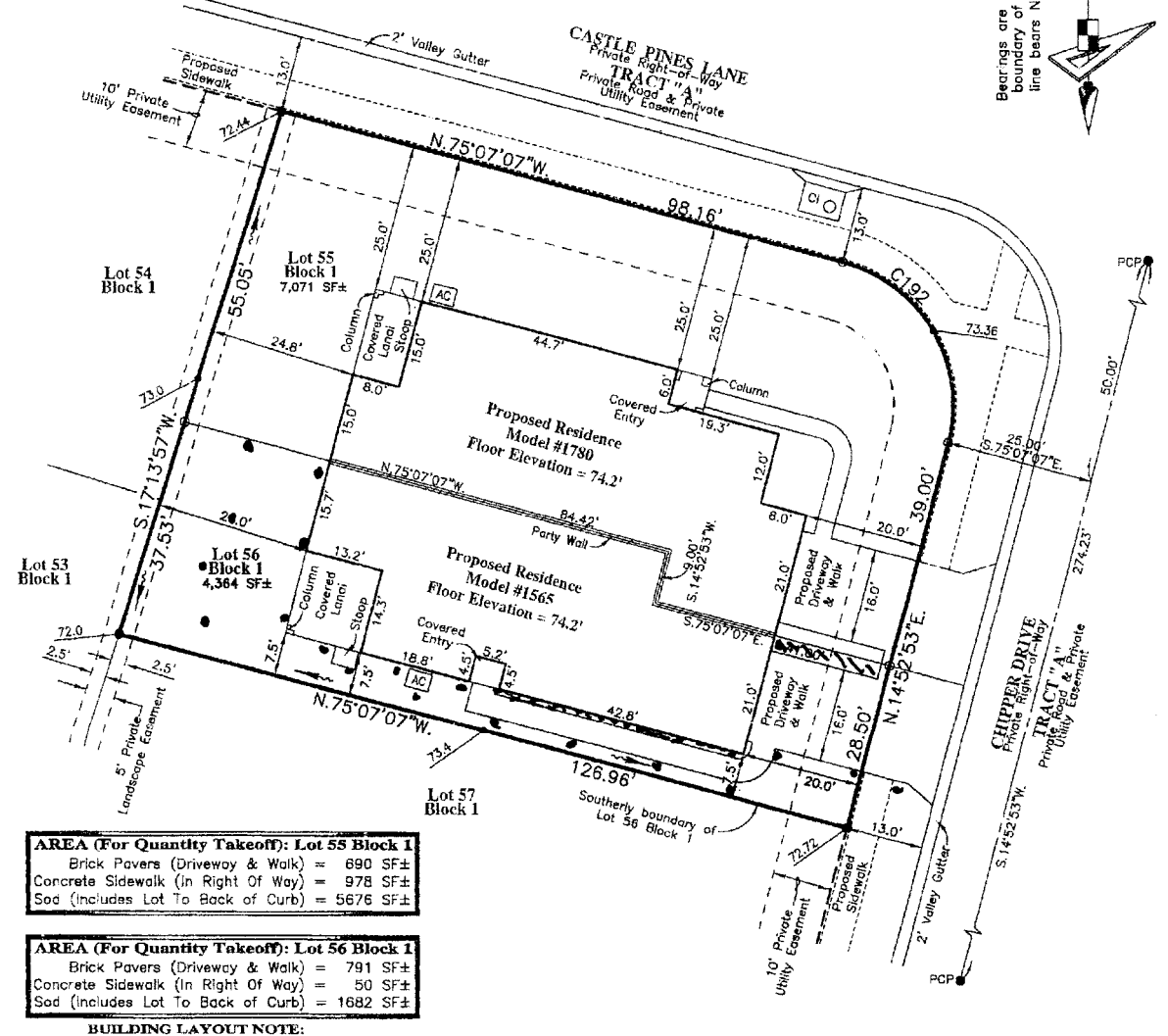
GENERAL NOTES:

Residence Footprint = 4,215 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
Max Building Height = 35'

Plot Plan

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

Bearings are based on the Southernly
Photo boundary of Lot 56, Block 1, said
line bears N.75°07'07"W., per plot.



AREA (For Quantity Takeoff): Lot 55 Block 1
Brick Pavers (Driveway & Walk) = 690 SF±
Concrete Sidewalk (In Right Of Way) = 978 SF±
Sod (Includes Lot To Back of Curb) = 5676 SF±

AREA (For Quantity Takeoff): Lot 56 Block 1
Brick Pavers (Driveway & Walk) = 791 SF±
Concrete Sidewalk (In Right Of Way) = 50 SF±
Sod (Includes Lot To Back of Curb) = 1682 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.

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
192	25.00	90°00'00"	39.27	35.36	N.30°07'07"W.

LEGEND:

Pg. - Page	R/W - Right of Way	O.R. - Official Records Book	P.B. - Plat Book	Elev. - Elevation	SF - Square Feet	Cons. - Concrete	BP - Brick Paver	SW - Sidewalk	CI - Curb Inlet	GI - Grate Top Inlet	MES - Mitered End Section	RCD - Reinforced Conc. Pipe	PKC - Polyvinyl Chloride	P.K. - Parker Kolor Nail	SIR - Set 5/8" Iron Rod LB7765	SFKD - Set P.K. & Disk LB7768	FR - 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				
LI - Licensed Business	ST - Stoop	W - Water Meter	WV - Water Valve	PH - Fire Hydrant	ACR - Reclaimed Water Meter	RCR - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SS - Sanitary Sewer Manhole	EH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve	SI - Sign	AC - Air Conditioner	P.U.E. - Public Utility Easement	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement	L.M. - Lake Maintenance Easement	LB - Landscape Buffer Easement	YD - Yard Drain	AE - Access Easement	LE - Landscape Easement	R.W.E. - Row Water Well Easement	OW - Water Service	DFD - Drainage Flow Direction	PDG - Proposed Design Grade	AS - As-Built/Existing Grade

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.

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 12057C067BH dated 08/28/08, and appears to lie in Zones "X".

DESCRIPTION: Lots 55 & 56, Block 1, 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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NOT A SURVEY
(For Permitting Only)

FRANK L. BRAGG
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

REVISIONS

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

Drawn: D/W Checked: FLB P.C.: Data File:
Date: 04/28/16 Dwg: 55&56_BB3_PP.dwg Order No.:
SEC. 18 - T.W.N. 32 S. - R.N.G. 20 E. Field Bk.