

Plot Plan

CHIPPER DRIVE
Private Right-of-Way

SCALE: 1" = 20'

These plans are not reviewed
Bearing are based on the Southern
boundary of Lot 64, Block 1
line bears S.82°09'27"W, per plat.
contractor shall be responsible
for all conditions noted.

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

AREA (For Quantity Takeoff): : Lot 63 Block 1

Brick Pavers (Driveway & Walk)	51 SF±
Concrete Sidewalk (In Right of Way)	487 SF±
Sod (Includes Lot To Back of Curb)	487 SF±

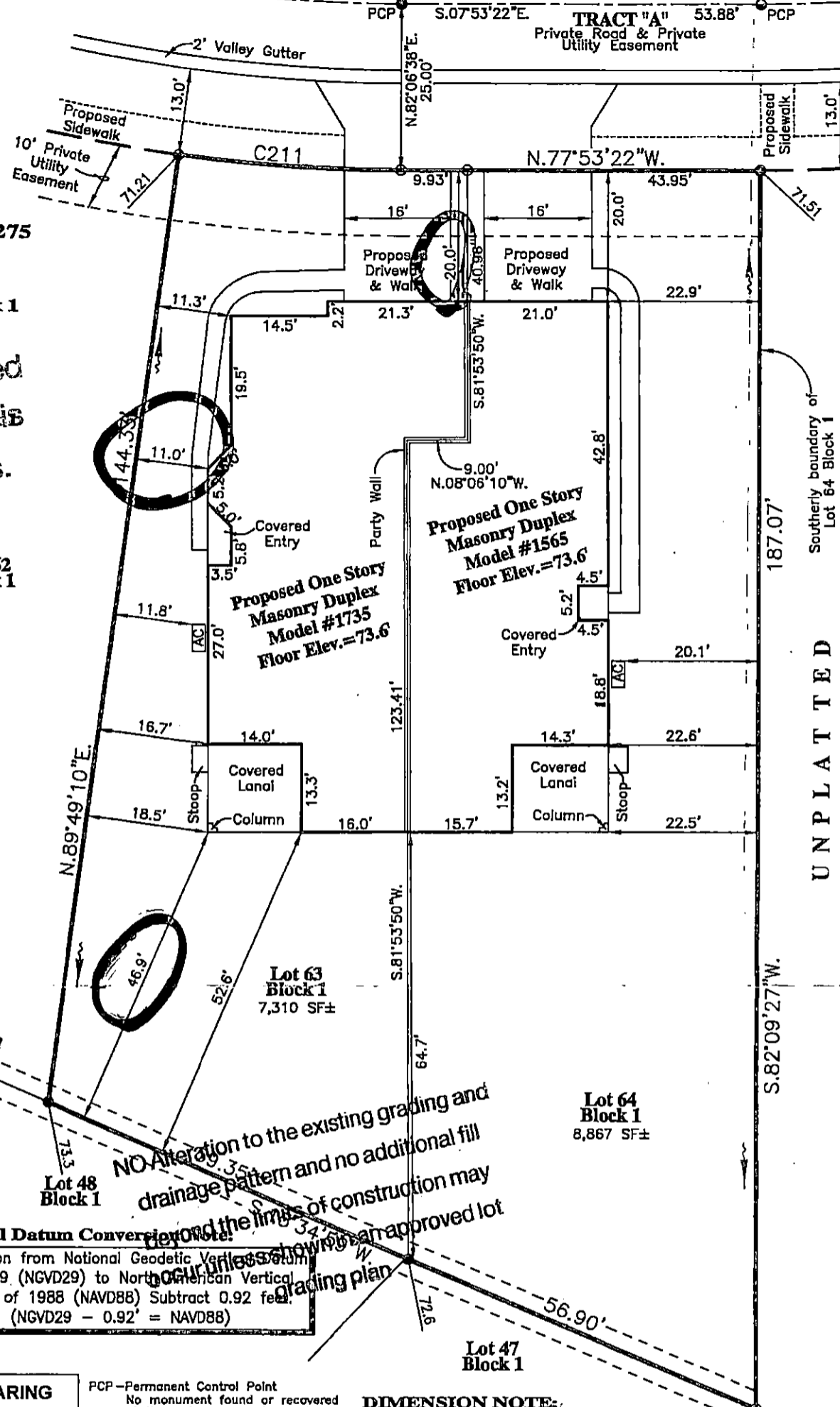
AREA (For Quantity Takeoff): : Lot 64 Block 1

Brick Pavers (Driveway & Walk)	735 SF±
Concrete Sidewalk (In Right of Way)	145 SF±
Sod (Includes Lot To Back of Curb)	610 SF±

GENERAL NOTES:

Residence Footprint = 4,261 Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 16,177± Square Feet
Setbacks: (Reported)
20ft. from all edges of pavement
15ft. minimum distance between buildings
20ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
Max Building Height = 10.0'

Mechanical equipment more
not placed 3 feet or more
than 50% required side and
setback.



UNPLATTED

Southernly boundary of Lot 64 Block 1

S.82°09'27"W.

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.

Vertical Datum Conversion:
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)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
211	250.00'	742°32"	33.64'	33.61'	N 04°02'06" W

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.

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

LEGEND:

Pg. - Page	LB. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	WM - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FD - Fire Hydrant
SF - Square Feet	RCM - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	TE - Telephone Box
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CTB - Cable Television Box
GTI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EH - Electric Handhole
P.K. - Parker Katon Nail	CO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	Sign
FIR - Found 5/8" Iron Rod	AC - Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FIP - Found 1/2" Iron Pipe	P.D.E. - Private Drainage Easement
LB148 (Unless Noted Otherwise)	D.E. - Drainage Easement
FPK - Found P.K. Nail	L.M.E. - Lake Maintenance Easement
FPK - Found P.K. Nail & Disk	YD - Yard Drain
FCM - Found Concrete Monument	AE - Access Easement
REF - Reference	LB.E. - Landscape Buffer Easement
PRM - Permanent REF. Monument	R.W.E. - Raw Water Well Easement
PCP - Permanent Control Point	OWS - Water Service
P.D.U.E. - Private Drainage Utility Easement	DFD - Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	10.0 - Proposed Design Grade
	10.2 - 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 of the exterior 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.
- An Air Conditioning Unit is 2'-4" offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

PREPARED FOR:
MINTO COMMUNITIES, LLC

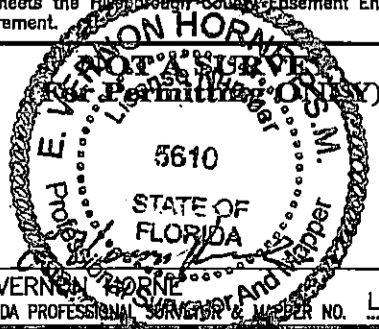
FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 63 and 64, 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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GeoPoint
Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 04/12/17	Dwg: 63/64_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		



E. VERNEN HORNE
FLORIDA PROFESSIONAL SURVEYOR AND LICENSE NO. LS5610