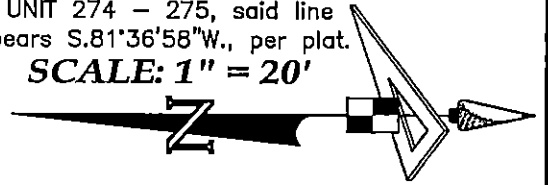


Plot Plan

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.

Bearings are based on the Northerly boundary of Lot 2, Block 1, SUN CITY CENTER UNIT 274 - 275, said line bears S.81°36'58"W., per plat.
SCALE: 1" = 20'



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.

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

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

*Inside/40
 Rm
 4-21-2015*

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

GENERAL NOTES:

Residence Footprint = 2,560± 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'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C15	425.00'	22°08'31"	164.24'	163.22'	S 11°04'16" E
C39	450.00'	6°05'29"	47.84'	47.82'	N 11°25'46" W

SOD AND CONCRETE CALCS

Combined Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between front property line and back of curb)	Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)
8,163	5,428	388

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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

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.

UNPLATTED

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 - Grotte 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	RCM - Reclaimed Water Meter	RCV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EH - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	S - Sign	A/C - 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	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Raw Water Well Easement	ST - Optional Stoop	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade
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REVISIONS

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

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.

NOT A SURVEY (For Permitting ONLY)

WILLIAM E. LUCAS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5782

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: Lot 2, 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.

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

GeoPoint Surveying, Inc.

Drawn: SF	Checked: WEL	P.C.: ~	Data File: ~
Date: 04/07/15	Dwg: 2_Block 1_PP.dwg	Order No.: MIN-SC-185	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			