

Plot Plan

SCALE: 1" = 20'
 Bearings are based on the southerly boundary of Lot 3, Block 4, SUN CITY CENTER UNIT 274 - 275, said line bears N.67°51'29"E., per plat.

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

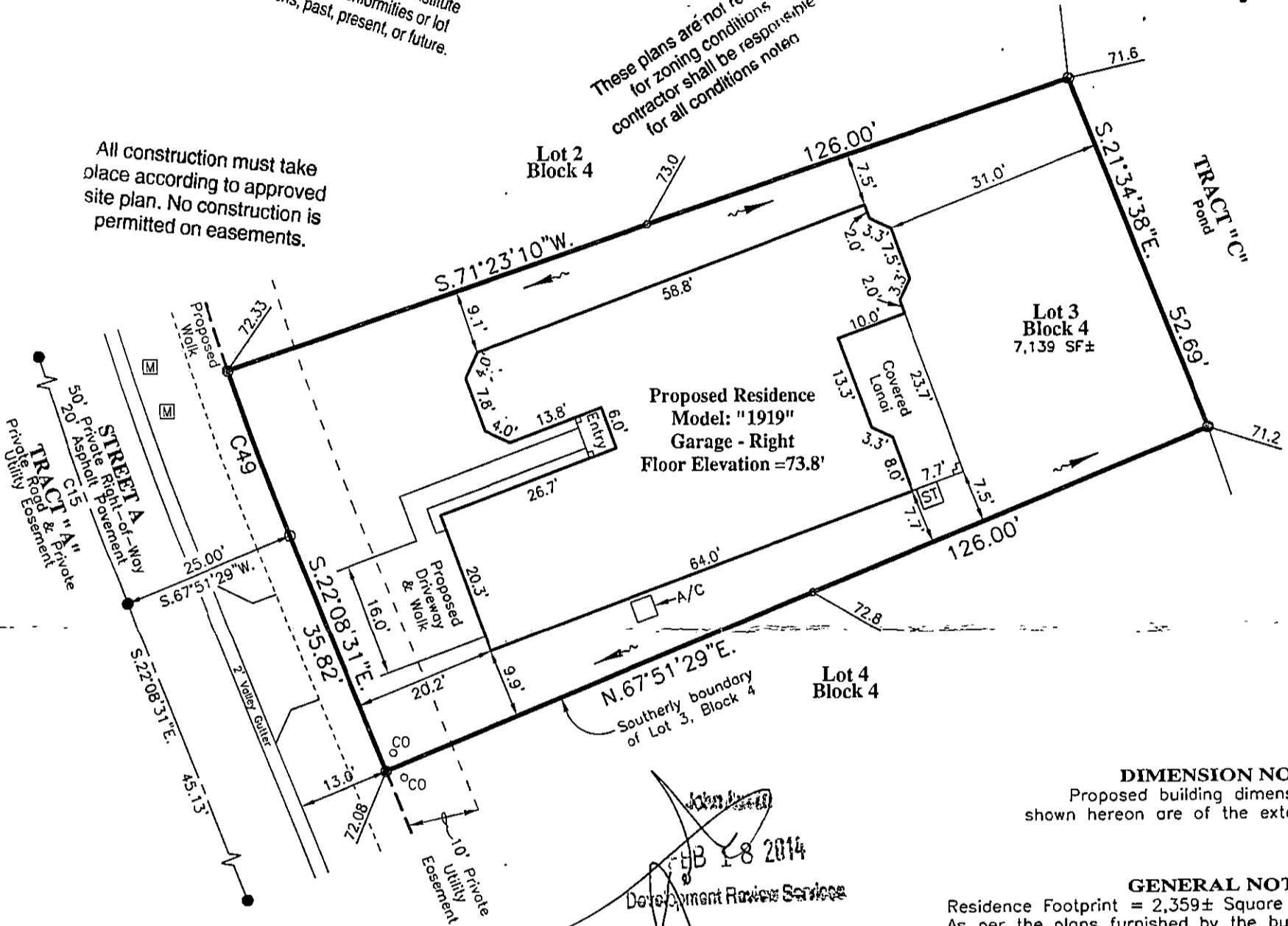
Placement of mechanical equipment must comply with HC LDC 6.01.03.1.3. Mechanical equipment may not project into the front yard(s) but may project five feet into the required rear yard(s) and three feet or no more than 50 percent of the required side yard(s), whichever is more restrictive.

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

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.

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

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.

GENERAL NOTES:
 Residence Footprint = 2,359± Square Feet
 As per the plans furnished by the builder.
 Combined Lot Area = 7,139± Square Feet
 Combined Sod Area = 4,068± 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
 (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
C49	400.00'	3°31'41"	24.63'	24.63'	S 20°22'41" E

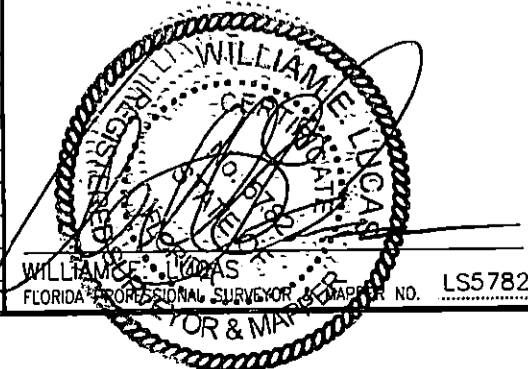
BUILDING LAYOUT NOTE:

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.

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 Plot of SUN CITY CENTER UNIT 274 - 275.

**NOT A SURVEY
 (For Permitting ONLY)**



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 3, 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.

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: 02/04/15	Dwg: 3_Block 4_PP.dwg	Order No.: MIN-SC-310	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

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 Katon 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)
 FPKD - Found P.K. Nail
 FCM - Found P.K. Nail & Disk
 REF - 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)

L.B. - Licensed Business
 ST - Sloop
 W - Water Meter
 V - Water Valve
 F - Fire Hydrant
 RC - Reclaimed Water Meter
 RCV - Reclaimed Water Valve
 T - Telephone Box
 E - Electric Box
 C - Cable Television Box
 L - Light Pole
 S - Storm Sewer Manhole
 SSM - Sanitary Sewer Manhole
 EHH - Electric Handhole
 COO - Clean Out
 I - Irrigation Control Valve
 b - Sign
 A/C - Air Conditioner
 P.U.E. - Public Utility Easement
 C.U.E. - County Utility Easement
 D.E. - Drainage Easement
 L.M.E. - Lake Maintenance Easement
 C.E. - Conservation Easement
 A.E. - Access Easement
 L.B.E. - Landscape Buffer Easement
 R.W.E. - Raw Water Well Easement
 W.S. - Water Service
 D.F.D. - Drainage Flow Direction
 10.0 - Proposed Design Grade
 10.2 - As-Built/Existing Grade

REVISIONS

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