

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

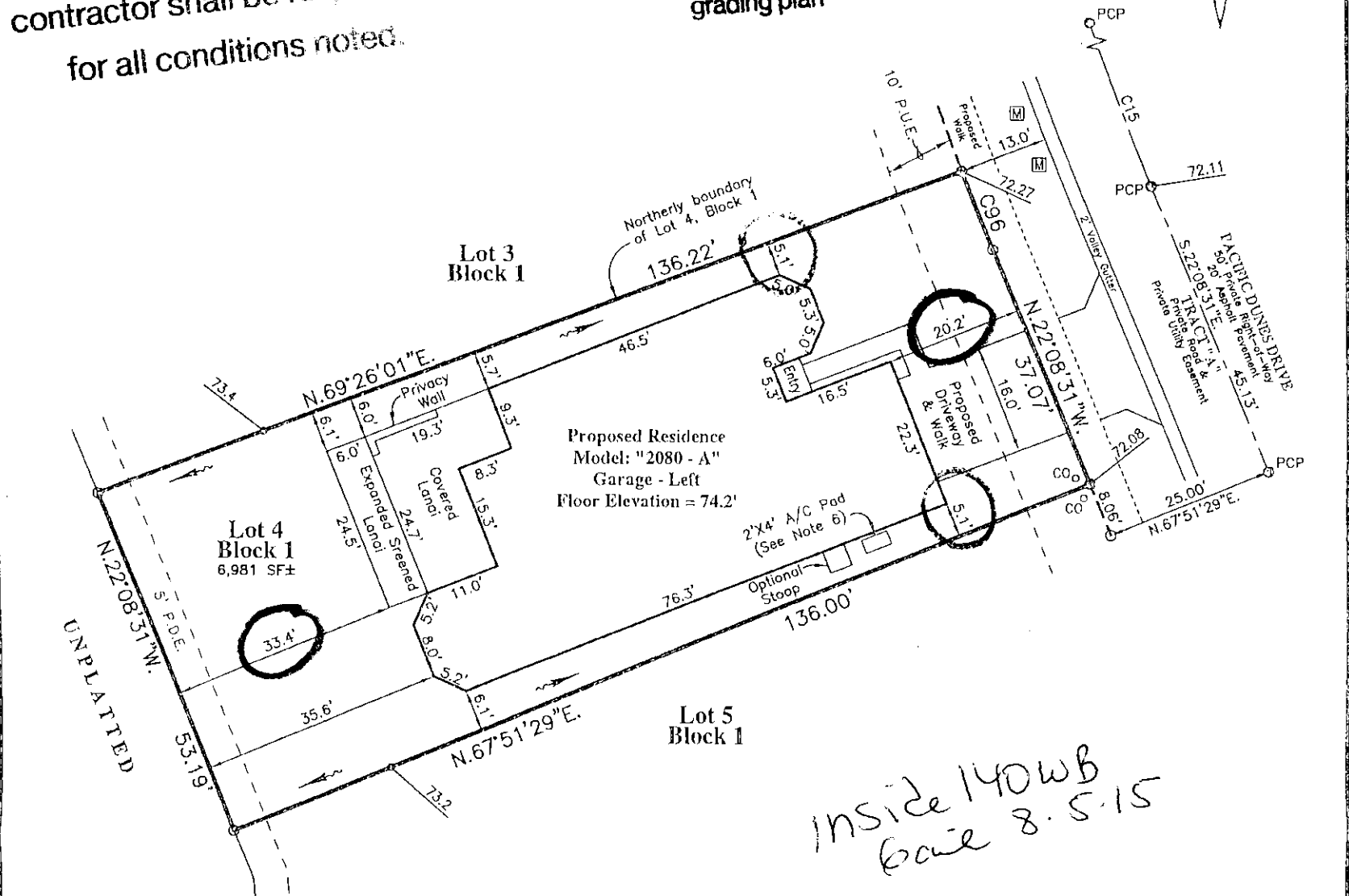
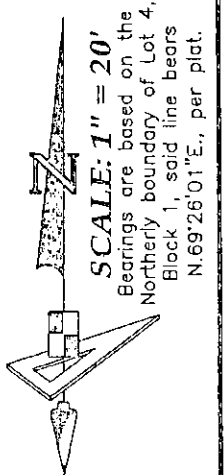
# Plot Plan

**GENERAL NOTES:**  
Residence Footprint = 2,560± Square Feet  
As per the plans furnished by the builder.

Selbocks: (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'

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

**SUN CITY CENTER UNIT 274 - 275**  
**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**



Approval for new construction as indicated  
On this plan only; this does not constitute

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)
6,981	390	390

**BUILDING LAYOUT NOTE**  
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction. Immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

CURVE DATA TABLE				
STATION	ARC	CHORD	BEARING	
C15	425.00'	22'08'31"	164.24'	S 11°04'16" E
C96	450.00'	1'34'33"	12.38'	N 21°21'15" W

- ALL construction must take place according to approved site plan. No construction is permitted on easements.**
- Pg. - Page
  - R/W - Right of Way
  - ST - Stoop
  - W - Water Meter
  - WV - Water Valve
  - Elev. - Elevation
  - SF - Square Feet
  - Co. - Concrete
  - BP - Brick Paver
  - SW - Sidewalk
  - CI - Curb Inlet
  - GTI - Gully Tank Inlet
  - MES - Meter End Section
  - RCP - Reinforced Conc. Pipe
  - PVC - Polyvinyl Chloride
  - P.K. - Parker Kalon Nail
  - SIR - Set 5/8" Iron Rod LB7768
  - SPKO - 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
  - FCM - Found P.K. Nail & Disk
  - REF - Reference
  - PRM - Permanent REF. Monument
  - PCP - Permanent Control Point
  - P.D.U.E. - Private Drainage Utility Easement
  - ST - Stoop
  - W - Water Meter
  - WV - Water Valve
  - ACR - Reclaimed Water Valve
  - TEL - Telephone Box
  - LI - Light Pole
  - SM - Storm Sewer Manhole
  - SSM - Sanitary Sewer Manhole
  - EHHA - Electric Handhole
  - COO - Clean Out
  - ICVP - 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
  - A.E. - Access Easement
  - L.B.E. - Landscape Buffer Easement
  - R.W.E. - Raw Water Wall Easement
  - W.S. - Water Service
  - DFD - Drainage Flow Direction
  - 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 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 Plat 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)**

**E. VERNON HORNE**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. LS5610

**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 4, 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: DJW	P.C.: ~	Date File: ~
Date: 07/14/15	Dwg: 4_Block_1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.			Field Bk: ~