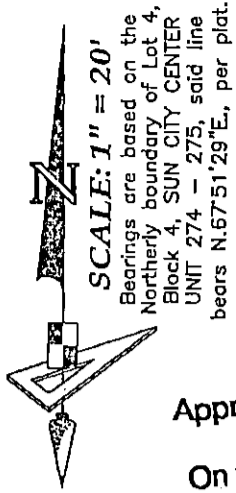


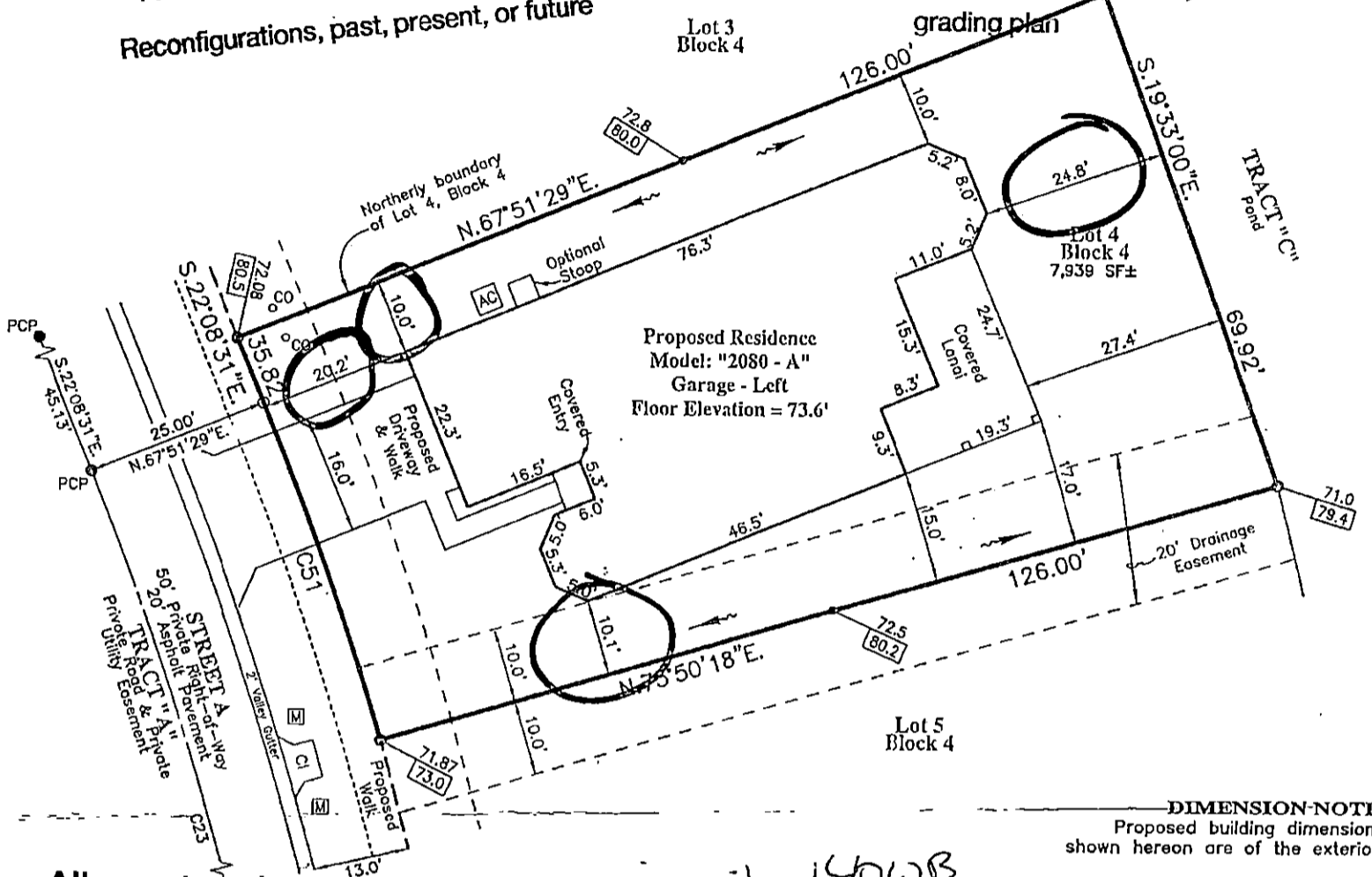
Plot Plan



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

Approval for new construction as indicated. 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.

On this plan only; this does not constitute Approval for any non-conformities or lot Reconfigurations, past, present, or future



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

All construction must take place according to approved site plan. No construction is permitted on easements.

Handwritten: Inside 140WB Case 3-18-15

GENERAL NOTES:
 Residence Footprint = 2,527± Square Feet
 As per the plans furnished by the builder.
 Combined Lot Area = 7,939± Square Feet
 Combined Sod Area = 4,584± Square Feet

Setbacks: (Reported)
 20ft. from all edge of pavement
 20ft. minimum distance between buildings
 15ft. 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'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C23	430.00'	29°57'54"	224.89'	222.33'	N 07°09'34" W
C51	455.00'	5°58'49"	47.49'	47.47'	S 19°09'07" E

BUILDING LAYOUT NOTE:
 Contractor and user shall 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.

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

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	GII - Grate Top Inlet	MES - Mitered End Section	RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	P.K. - Parker Kalon Nail	SIR - Set 3/8" 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	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)	L.B. - Licensed Business	ST - Stoop	WM - Water Meter	WV - Water Valve	FH - Fire Hydrant	RCWM - Reclaimed Water Meter	RCWV - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CTE - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	E.H. - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	S - 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. - 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
Model Location	03/16/15	SF	WEL	~	MIN-SC-311	~

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.

NOT A SURVEY (For Permitting ONLY)

WILLIAM E. LUGAS
 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 4, 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: 02/26/15	Dwg: 4_Block 4_PP.dwg	Order No.: MIN-SC-311	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			