

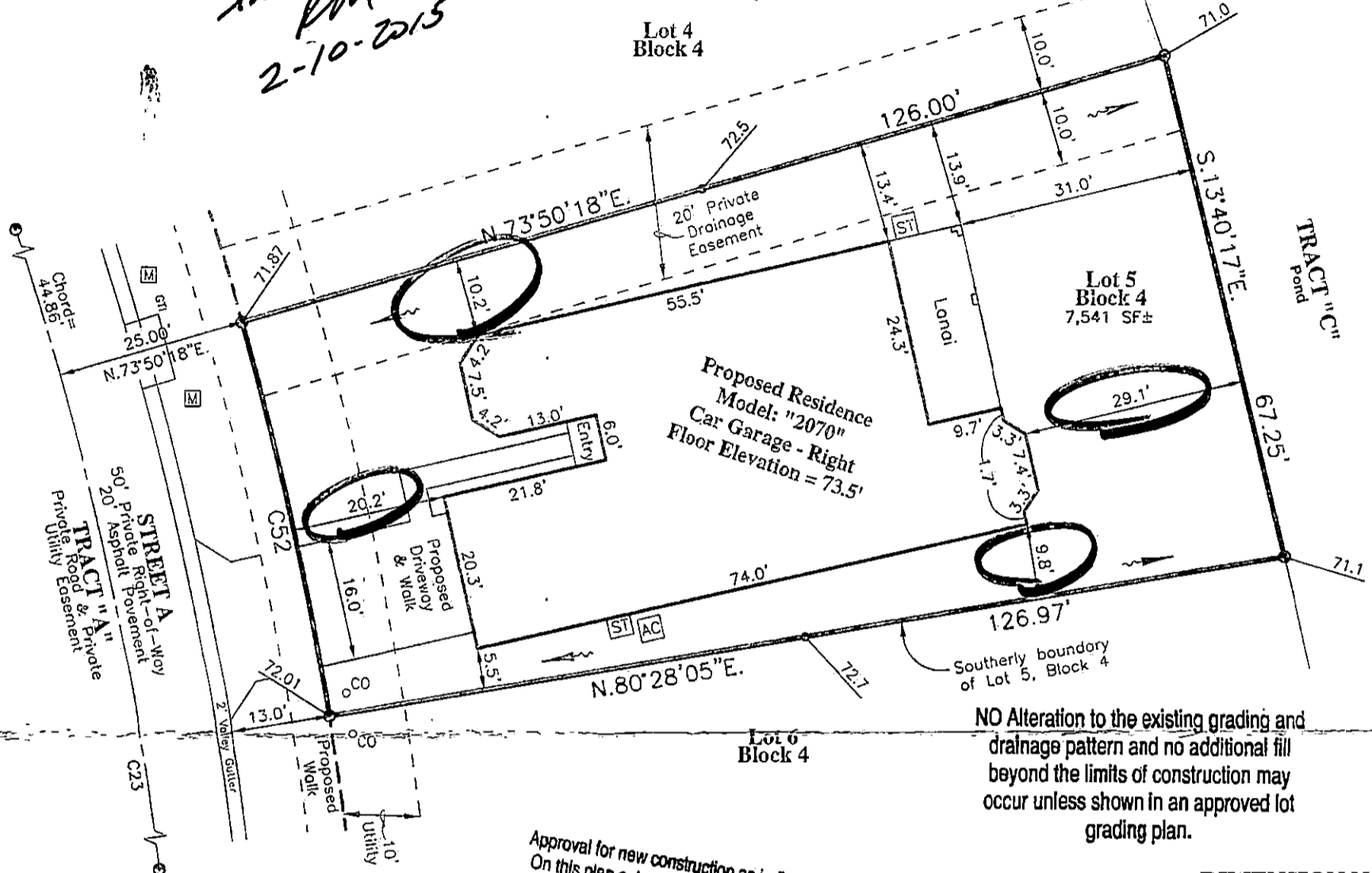
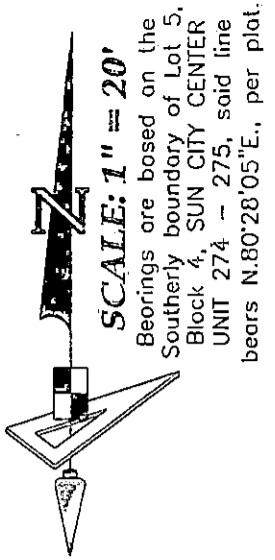
Plot Plan

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

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

*Inside 140 PM
2-10-2015*



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 approval for any non-conformities or lot reconfigurations, past, present, or future.

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

GENERAL NOTES:

Residence Footprint = 2,518± Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 7,541± Square Feet
Combined Sod Area = 4,713± 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'

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.

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C23	430.00'	29°57'54"	224.89'	222.33'	N 07°09'34" W
C52	455.00'	6°37'47"	52.65'	52.62'	S 12°50'48" 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 Kolon Nail
- SIR - Set 5/8" Iron Rod LB7768
- SPIKD - 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)
- L.B. - Licensed Business
- ST - Stoop
- W - Water Meter
- WV - Water Valve
- FH - Fire Hydrant
- RCW - Reclaimed Water Meter
- RCV - Reclaimed Water Valve
- TE - Telephone Box
- EB - Electric Box
- CTE - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSM - Sanitary Sewer Manhole
- EH - Electric Handhole
- CO - Clean Out
- ICV - Irrigation Control Valve
- 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. - Row Water Well Easement
- W.S. - Water Service
- D.F.O. - Drainage Flow Direction
- 10.0 - Proposed Design Grade
- 10.2 - As-Built/Existing Grade

SURVEYOR'S NOTES:

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
5. This Plot Plan is subject to matters shown on the Plot of SUN CITY CENTER UNIT 274 - 275.

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".

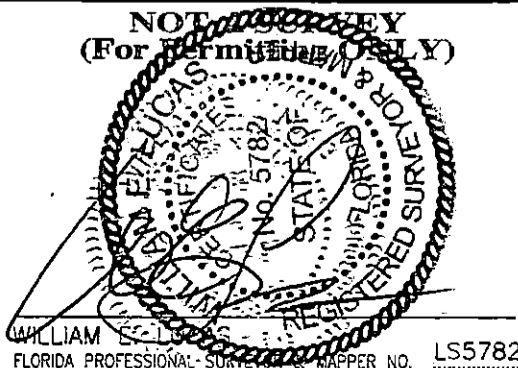
DESCRIPTION: Lot 5, Block 4, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

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

GeoPoint
Surveying, Inc.



NOT A SURVEY (For Permitted Only)



WILLIAM S. LIPPERT, LICENSE NO. 5782, FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5782

REVISIONS

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

Drawn: SF	Checked: WEL	P.C.: ~	Data File: ~
Date: 01/27/15	Dwg: 5_Block 4_PP.dwg	Order No.: MIN-SC-312	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	