

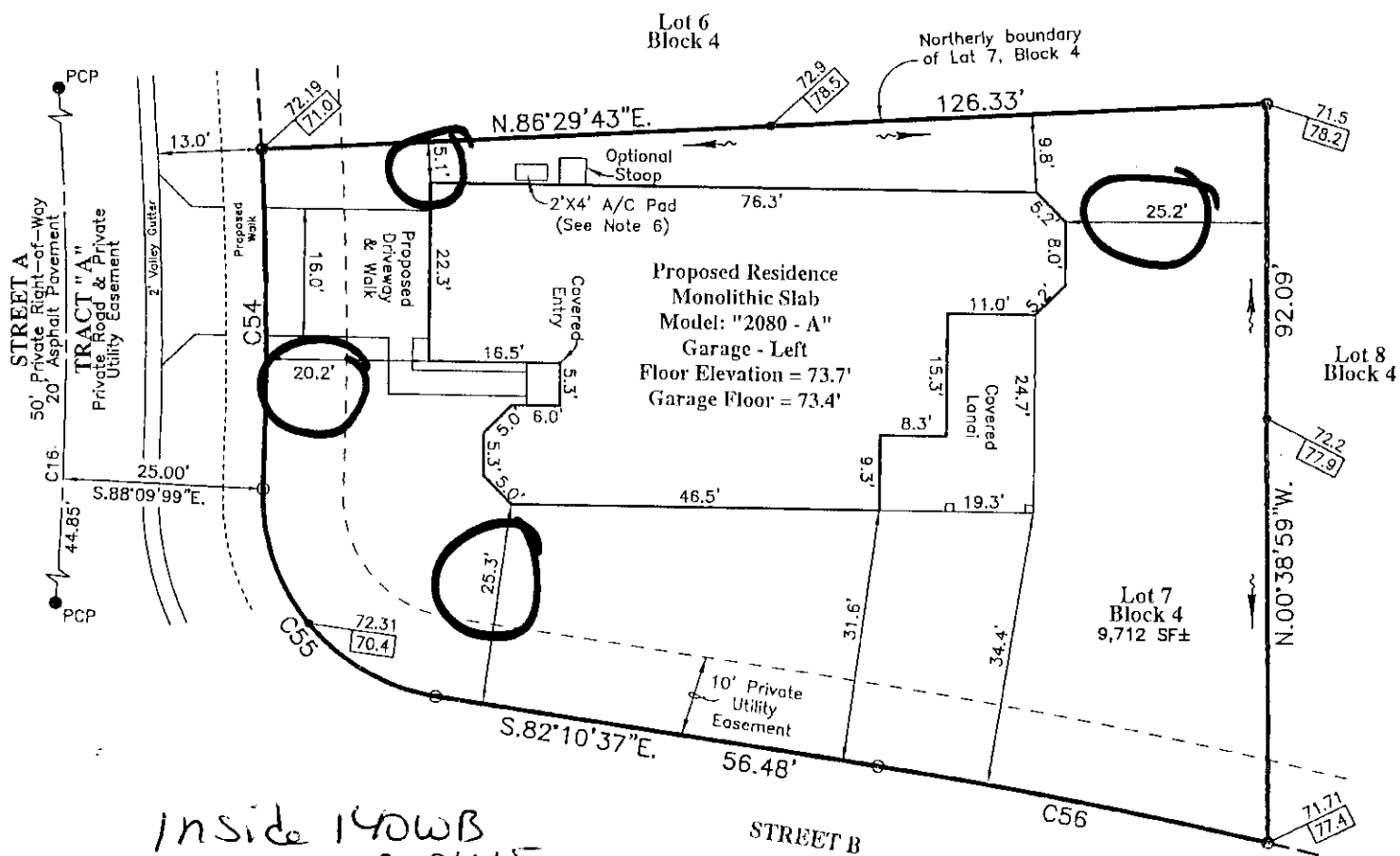
Plot Plan

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



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

SUN CITY CENTER PLAT BOOK 123, PAGES 82-93



Inside 140WB Gate 3.24.15

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

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

GENERAL NOTES:

Residence Footprint = 2,527± Square Feet
 Combined Lot Area = 9,712± Square Feet
 Combined Sod Area = 6,350± 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'

DIMENSION NOTE:
 Dimensions shown hereon are of the exterior.

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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	PC	PIC	PT	CHORD
C16	430.00'	53°39'42"	402.73'	388.17'	S 04°41'20" W	
C54	455.00'	5°20'56"	42.48'	42.46'	S 00°49'49" E	
C55	25.00'	84°00'54"	36.66'	33.46'	S 40°10'10" E	
C56	650.00'	4°23'08"	49.75'	49.74'	S 79°59'03" 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	GII—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	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					
LB.—Licensed Business	ST—Stoop	WM—Water Meter	WV—Water Valve	FD—Fire Hydrant	ACM—Reclaimed Water Meter	ACV—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	CO—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.D.—Drainage Flow Direction	P.D.G.—Proposed Design Grade	A.—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 Plot Plan is subject to matters shown on the Plot 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.

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 7, 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: 03/04/15 | Dwg: 7_Block 4_PP.dwg | Order No.: MIN-SC-082
 SEC. 18 - TWN. 32 S. - RNG. 20 E. | Field Bk: ~

NOT A SURVEY (For Permitting ONLY)

WILLIAM E. LUCAS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 155782

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book
Revise A/C Pad	03/24/15	DJW	WEL	~	MIN-SC-082	~