

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

Plot Plan

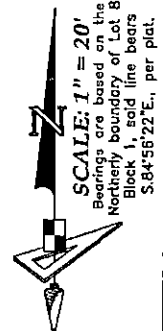
GENERAL NOTES:

Residence Footprint = 2,949± Square Feet
As per the plans furnished by the builder.

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'

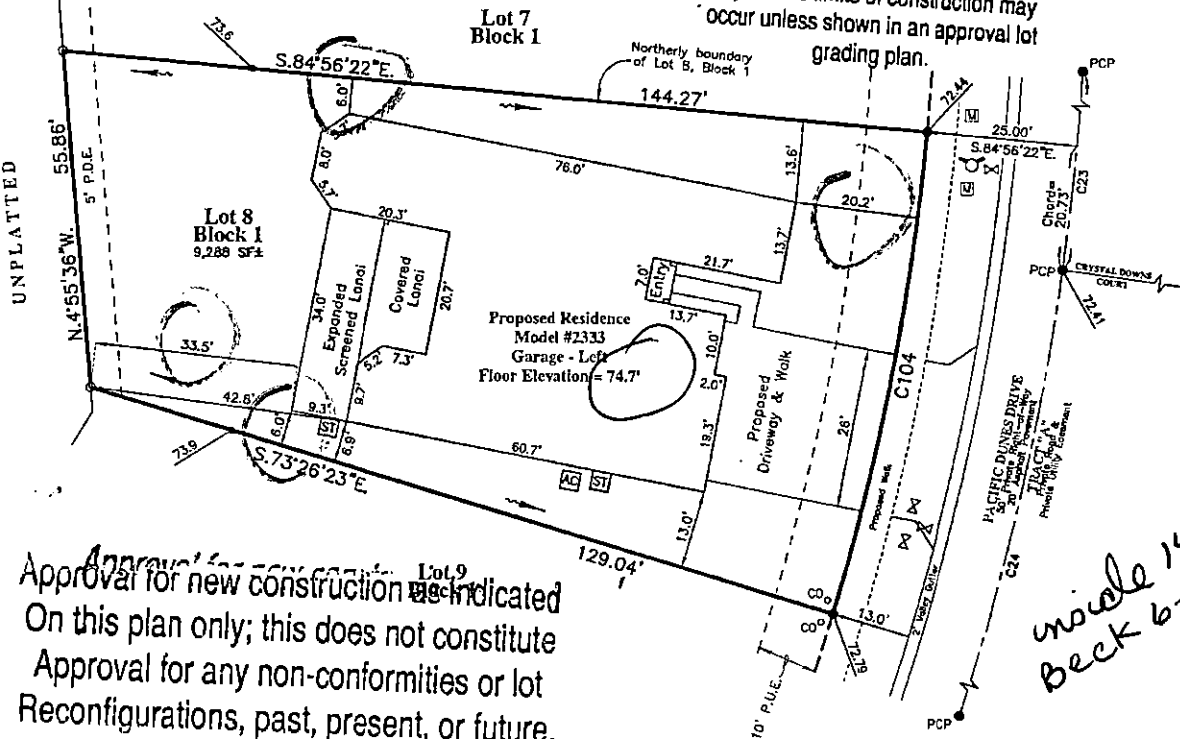
SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93



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.

NO ALTERATION to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approval lot grading plan.



Approval for new construction is indicated on this plan only; this does not constitute approval for any non-conformities or lot reconfigurations, past, present, or future.

inside 140 Beck 6-26-15

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 Only)
9,288	4,948	777

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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	ARC	CHORD	BEARING
C23	430.00'	29°57'54"	224.89'	222.33'	N 07°09'34" W
C24	430.00'	23°41'48"	177.84'	176.58'	N 19°40'17" E
C104	405.00'	11°29'59"	81.29'	81.15'	N 10°48'37" E

LEGEND:

Pg. - Page
R/W - Right of Way
O.R. - Official Record Book
P.B. - Plat Book
Elev. - Elevation
SF - Square Feet
Conc. - Concrete
BP - Brick Paver
SW - Sidewalk
CI - Curb Inlet
GI - Grate Top Inlet
MES - Mitered End Section
RCP - Reinforced Conc. Pipe
PVC - Polyvinyl Chloride
P.K. - Parker Kalon 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
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)

REVISIONS

Description	Date	Drawn	Checked	P.C.	Order No.	Field Book
Vertical Datum	06/25/15	DJW	JMC	--	--	--

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, walls, 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 North American Vertical Datum of 1988 (NAVD88).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEDT DESIGN.
- This Plot 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.

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 1205700678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lot 8, 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) 246-2266
Licensed Business No. LB7768

VE VERNON HORNE
NOTARY PUBLIC
FLORIDA PROFESSIONAL SURVEYOR
LICENSE NO. LSS5610

Drawn: SF Checked: DJW P.C.: -- Date File: --
Date: 06/10/15 Dwg: B_Block 1_PP.dwg Order No.: --
SEC. 1B - TWN. 32 S. - RNG. 20 E. Field Bk.: --