Plot Plan

SCALE: 1" = 20'

Bearings are based on the Southerly boundary of Lot 10, SUN CITY CENTER UNIT 274 - 275, said line bears S.58°28'49"E., per plat.

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.

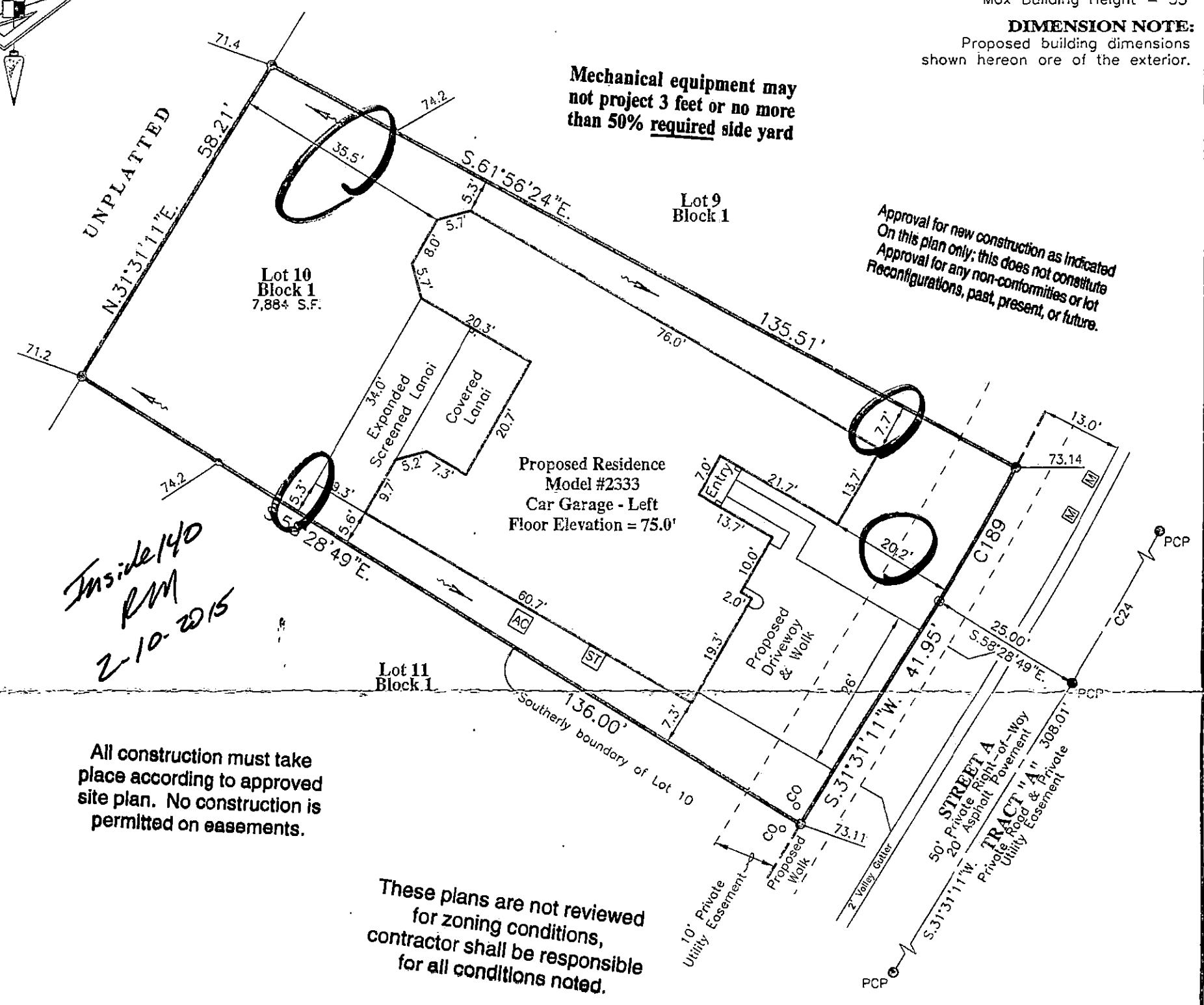
SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93

GENERAL NOTES:
Residence Footprint = 2,949± Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 7,884 Square Feet
Combined Sod Area = 4,162± 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:
Proposed building dimensions shown hereon are of the exterior.

Mechanical equipment may not project 3 feet or no more than 50% required side yard



Inside 140
RM
2-10-2015

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.

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.

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
C24	430.00'	23°41'48"	177.84'	176.58'	N 19°40'17" E
C189	405.00'	3°27'34"	24.45'	24.45'	N 29°47'23" 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 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
L.B. –Licensed Business
ST –Stoop
M –Water Meter
–Water Valve
–Fire Hydrant
RC M –Reclaimed Water Meter
RC –Reclaimed Water Valve
T –Telephone Box
E –Electric Box
C –Cable Television Box
–Light Pole
–Storm Sewer Manhole
S –Sanitary Sewer Manhole
EHH –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. –Raw Water Well Easement
OWS –Water Service
–Drainage Flow Direction
10.0 –Proposed Design Grade
10.2 –As-Built/Existing Grade
(Note: Some items in above legend may not be applicable)

REVISIONS

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

SURVEYOR'S NOTES:

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plat 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 Plat Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 – 275.

NOT A SURVEY (For Permitting ONLY)

WILLIAM E. LOCKLAR
STATE OF FLORIDA
No. 5782
REGISTERED
CERTIFICATE OF AUTHORIZATION No. LB7768

WILLIAM E. LOCKLAR
FLORIDA PROFESSIONAL SURVEYOR AND 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 10, 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: WEL	P.C.: ~	Data File: ~
Date: 01/14/15	Dwg: 10_Block 4_PP.dwg		Order No.: MIN-SC-193
SEC. 18 – TWN. 32 S.– RNG. 20 E.			Field Bk: ~