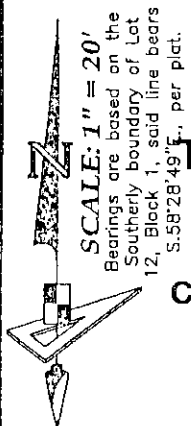


Plot Plan

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

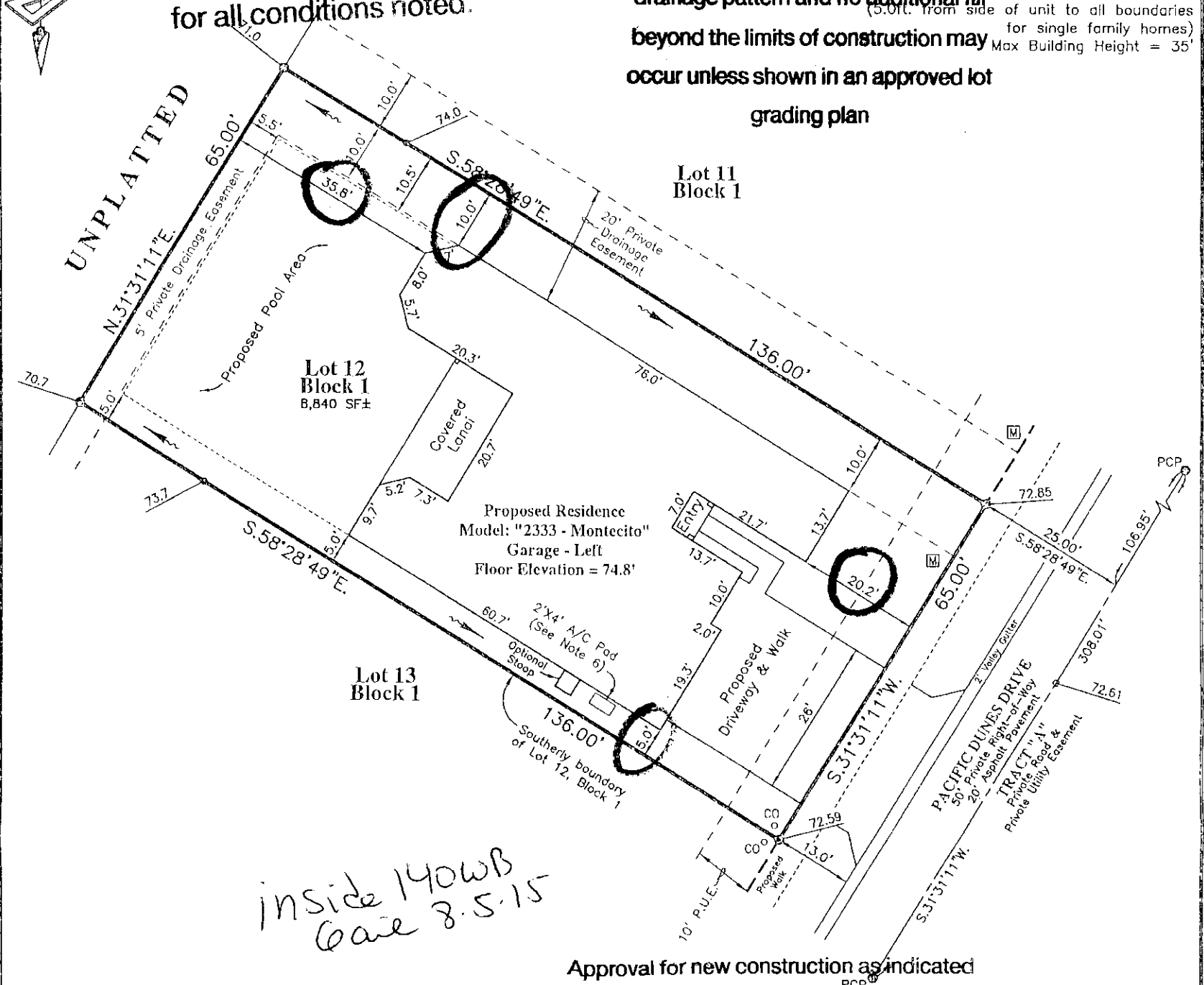


These plans are not reviewed for zoning conditions, contractor shall be responsible for all conditions noted.

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

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

GENERAL NOTES:
Residence Footprint = 2,950± Square Feet
As per the plans furnished by the builder.
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum distance between buildings
15ft. from rear of unit to all boundaries
15ft. from side of unit to all boundaries
(5.0ft. from side of unit to all boundaries for single family homes)
Max Building Height = 35'



inside 140WB Gate 8.5.15

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

BUILDING LAYOUT NOTE:

Builder 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.

SOD AND CONCRETE CALCS		
Combined Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (and back of curb)	Total Conc. Area in Square Feet ± (Driveway ONLY)
8,840	4,897	1,097

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

- 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 - Filtered 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
 - FPKO - 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	Dwn.	Ck'd	P.C.	Order No.	Field Book
Vertical Datum	08/05/15	DJW	EVH	~	~	~

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.
- Air Conditioning Unit (6.2' x 4.1') offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirements.

NOT A SURVEY (For Permitting ONLY)

STATE OF FLORIDA
Professional Surveyor and Mapper

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

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 12, 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: DJW	P.C.: ~	Date File: ~
Date: 07/14/15	Dwg: 12_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		