

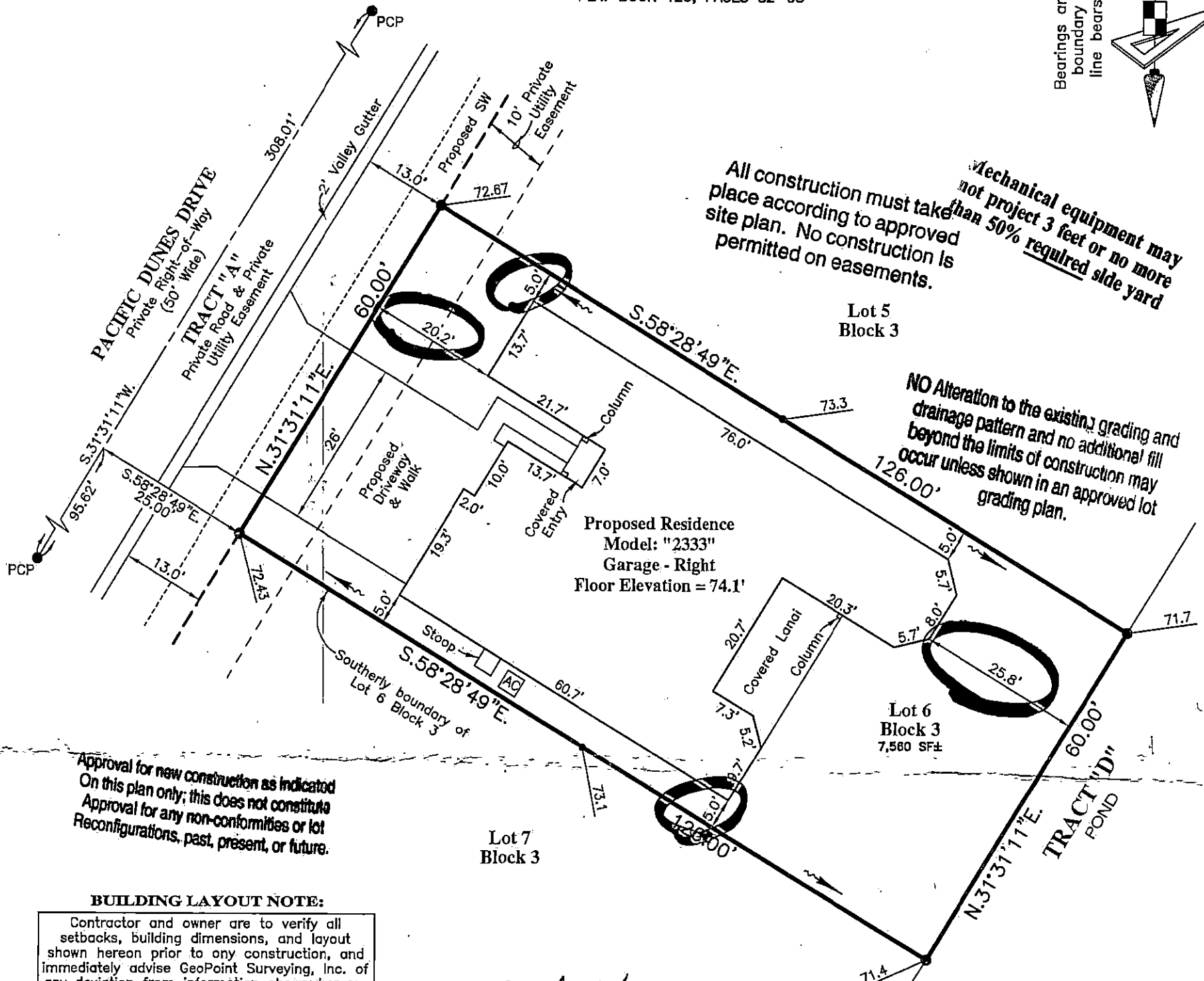
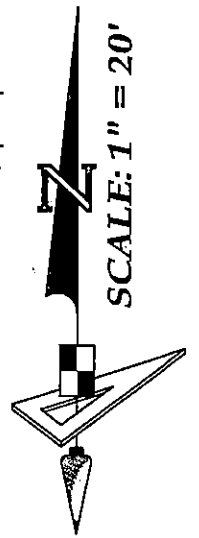
# Plot Plan

## 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 oil 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

Bearings are based on the Southerly  
 boundary of Lot 6, Block 3, said  
 line bears S.58°28'49"E., per plat.



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:

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.

*Inside 140  
 RM  
 4-7-2016*

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

SOD AND CONCRETE CALCS		
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)
7,560	3,986	1,118

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

### DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

- 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
  - (Note: Some items in above legend may not be applicable)

- L.B. - Licensed Business
- ST - Stoop
- WM - Water Meter
- WV - Water Valve
- FH - Fire Hydrant
- RWM - Reclaimed Water Meter
- RWV - Reclaimed Water Valve
- TE - Telephone Box
- EB - Electric Box
- CTB - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSSM - Sanitary Sewer Manhole
- EHH - Electric Handhole
- COO - Clean Out
- ICV - Irrigation Control Valve
- S - Sign
- AC - Air Conditioner
- P.U.E. - Public Utility Easement
- P.D.E. - Private Drainage Easement
- D.E. - Drainage Easement
- L.M.E. - Lake Maintenance Easement
- YD - Yard Drgn
- A.E. - Access Easement
- L.B.E. - Landscape Buffer Easement
- R.W.E. - Raw Water Well Easement
- W.S. - Water Service
- DFD - Drainage Flow Direction
- 10.0 - Proposed Design Grade
- 10.2 - 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 Plat of SUN CITY CENTER UNIT 274 - 275.

### PREPARED FOR:

**MINTO COMMUNITIES, LLC**

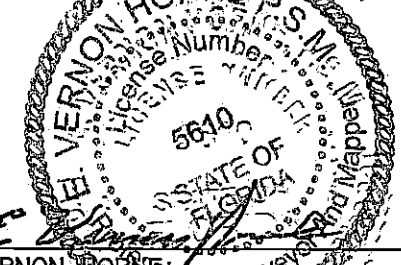
**FLOOD ZONE:**  
 The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

**DESCRIPTION:** Lot 6, Block 3, 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



NOT A SURVEY  
 (For Permitting ONLY)



E. VERNON HORN  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
 LS5610

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 03/17/16	Dwg: 6_Block 3_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			Field Bk: ~