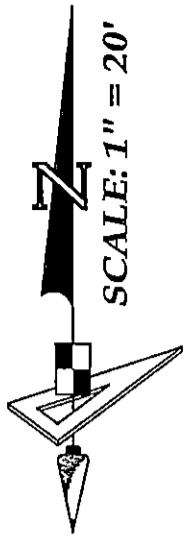


BUILDING LAYOUT NOTE:

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.

Plot Plan

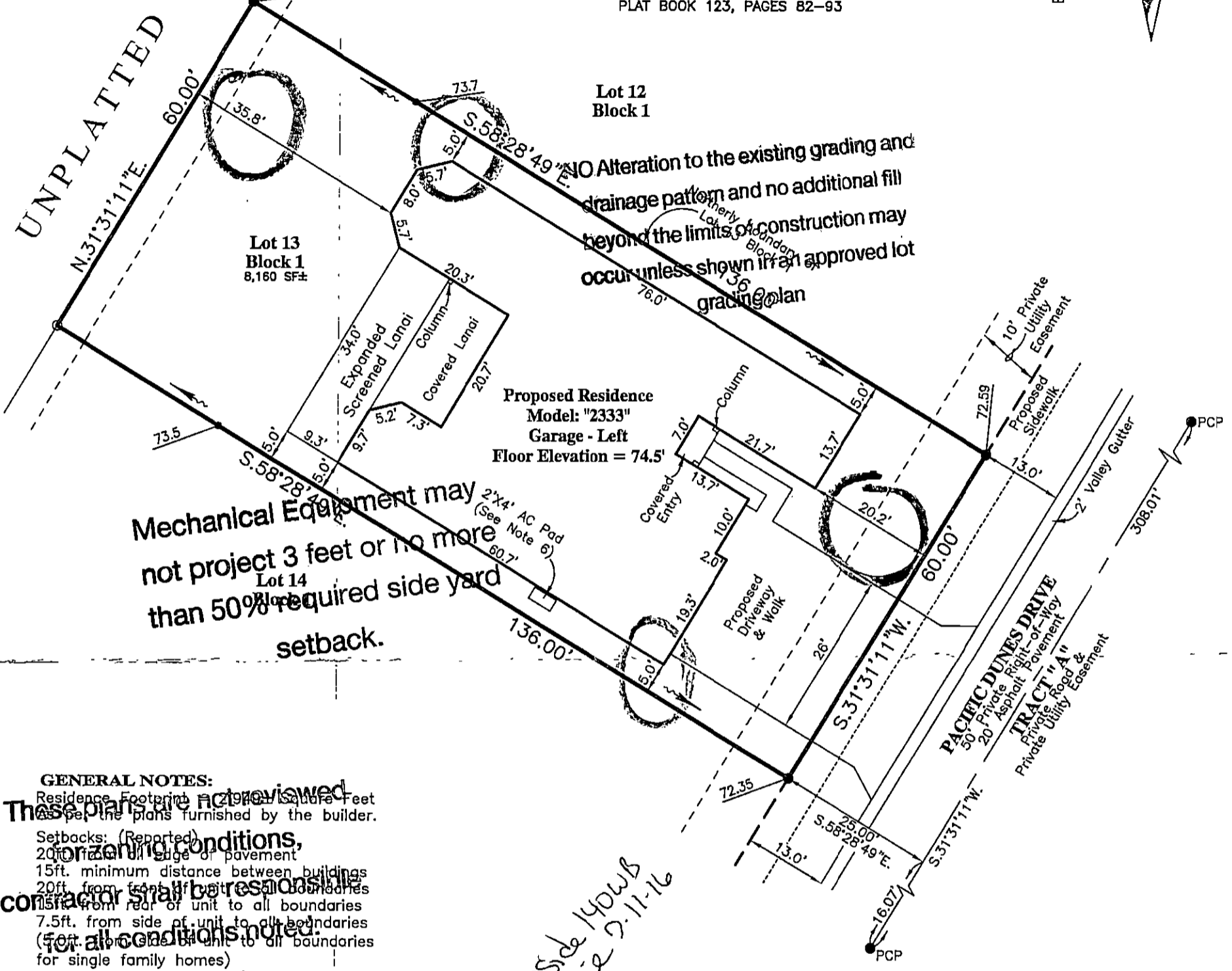
Bearings are based on the Northerly boundary of Lot 13, Block 1, said line bears S.58°28'49"E., per plat.



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

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

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



Mechanical Equipment may
not project 3 feet or no more
than 50% required side yard
setback.

Proposed Residence
Model: "2333"
Garage - Left
Floor Elevation = 74.5'

AREA (For Quantity Takeoff): Lot 8 Block 2

Brick Pavers (Driveway & Walk)	= 761 SF±
Concrete Sidewalk (In Right Of Way)	= 480 SF±
Sod (Includes Lot To Back of Curb)	= 4,585 SF±

GENERAL NOTES:

- Residence Footing = 219# 1/2" Square Feet
- Setbacks: (Reported)
- 20ft. from 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
- (5ft. 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.

*Inside 140WB
Date 7-11-16*

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		
LB. -Licensed Business	ST -Stoop	W -Water Meter	WV -Water Valve	FH -Fire Hydrant	RCM -Reclaimed Water Meter	RCW -Reclaimed Water Valve	T -Telephone Box	E -Electric Box	CTB -Cable Television Box	L -Light Pole	SM -Storm Sewer Manhole	SSM -Sanitary Sewer Manhole	EHH -Electric Handhole	CO -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 Drain	A.E. -Access Easement	L.B.E. -Landscape Buffer Easement	R.W.E. -Raw Water Well Easement	WS -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.
- 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 13, 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

NOT A SURVEY (For Permitting Only)

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

REVISIONS

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

Drawn: JH	Checked: DJW	P.C.: ~	Data File: ~
Date: 06/08/16	Dwg: 13_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			