

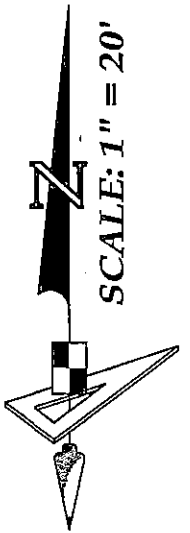
**GENERAL NOTES:**

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  
 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'

# Plot Plan

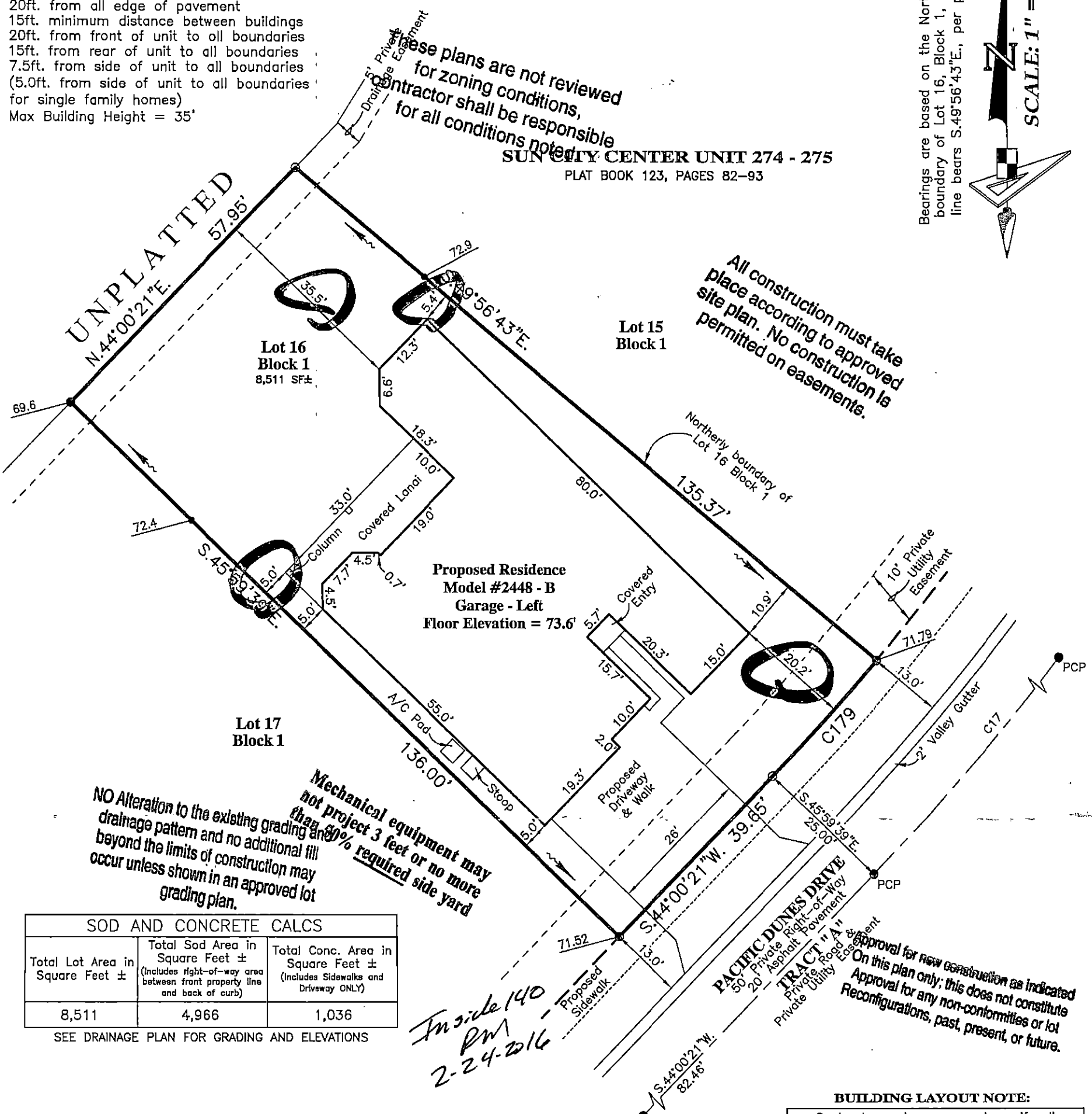
SUN CITY CENTER UNIT 274 - 275  
 PLAT BOOK 123, PAGES 82-93

Bearings are based on the Northerly boundary of Lot 16, Block 1, said line bears S.49°56'43"E., per plat.



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 approved lot grading plan.  
 Mechanical equipment may not project 3 feet or no more than 80% required side yard.

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)
8,511	4,966	1,036

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

*Inside 140 PM 2-24-2016*

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
17	426.00	12°29'10"	92.84	92.65	S.37°45'46"W.
179	401.00	03°57'04"	27.65	27.65	N.42°01'49"E.

**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.

LEGEND:	
Pg. - Page	L.B. - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	WM - Water Meter
P.B. - Plat Book	WV - Water Valve
Elev. - Elevation	FD - Fire Hydrant
SF - Square Feet	RCM - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	TE - Telephone Box
SW - Sidewalk	EB - Electric Box
CI - Curb Inlet	CTB - Cable Television Box
GTI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SSM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	E.H. - Electric Handhole
P.K. - Parker Kalon Nail	COO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	S - Sign
FJR - Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)	AC - Air Conditioner
FIP - Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	P.U.E. - Public Utility Easement
FPK - Found P.K. Nail	P.D.E. - Private Drainage Easement
FPKD - Found P.K. Nail & Disk	D.E. - Drainage Easement
FCM - Found Concrete Monument	L.M.E. - Lake Maintenance Easement
REF - Reference	YD - Yard Drgn
PRM - Permanent REF. Monument	AE - Access Easement
PCP - Permanent Control Point	L.B.E. - Landscape Buffer Easement
P.D.U.E. - Private Drainage Utility Easement	R.W.E. - Row Water Well Easement
(Note: Some items in above legend may not be applicable)	OWS - 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 16, 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



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/01/16	Dwg: 16_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

**E. VERNON HORNE**  
 FLORIDA PROFESSIONAL SURVEYOR  
 License Number: LS5610