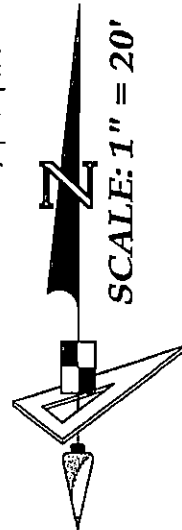


Plot Plan

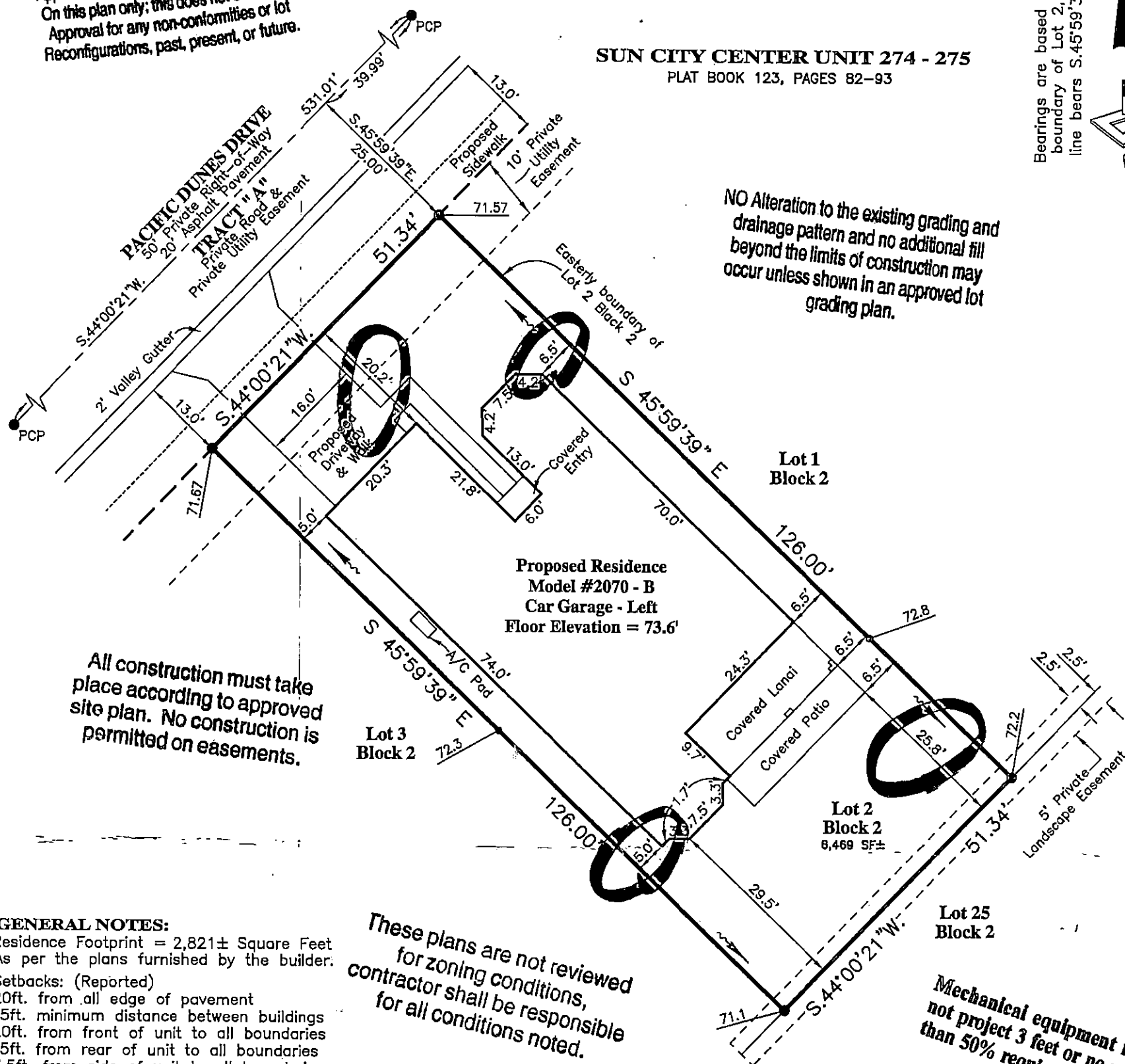
Approval for new construction as indicated
On this plan only; this does not constitute
Approval for any non-conformities or lot
Reconfigurations, past, present, or future.

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

Bearings are based on the Easterly
boundary of Lot 2, Block 2, said
line bears S.45°59'39"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.



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

GENERAL NOTES:

Residence Footprint = 2,821± 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'

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

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

AREA (For Quantity Takeoff): : Lot 2 Block 2

Brick Pavers (Driveway & Walk)	= 628 SF±
Concrete Sidewalk (In Right Of Way)	= 184 SF±
Sod (Includes Lot To Back of Curb)	= 3,398 SF±

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
6-21-2014*

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	SSMH—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	EHH—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
FIR—Found 5/8" Iron Rod	AC—Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E.—Public Utility Easement
FIP—Found 1/2" Iron Pipe	P.D.E.—Private Drainage Easement
LB148 (Unless Noted Otherwise)	D.E.—Drainage Easement
FPK—Found P.K. Nail	L.M.E.—Lake Maintenance Easement
FPKD—Found P.K. Nail & Disk	YD—Yard Drain
FCM—Found Concrete Monument	AE—Access Easement
REF—Reference	LE—Landscape Buffer Easement
PRM—Permanent REF. Monument	R.W.E.—Raw Water Well Easement
PCP—Permanent Control Point	OWS—Water Service
P.D.U.E.—Private Drainage Utility Easement	DFD—Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	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:

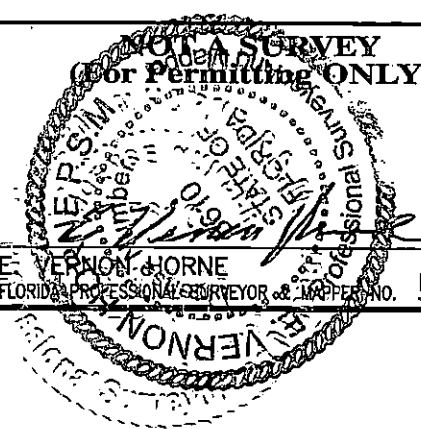
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lot 2, Block 2, 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: KM	Checked: EVH	P.C.: ~	Data File: ~
Date: 05/26/16	Dwg: 2_Block 2_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	



VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPING NO. LS5610