

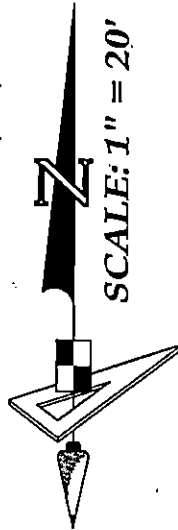
GENERAL NOTES:

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

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.

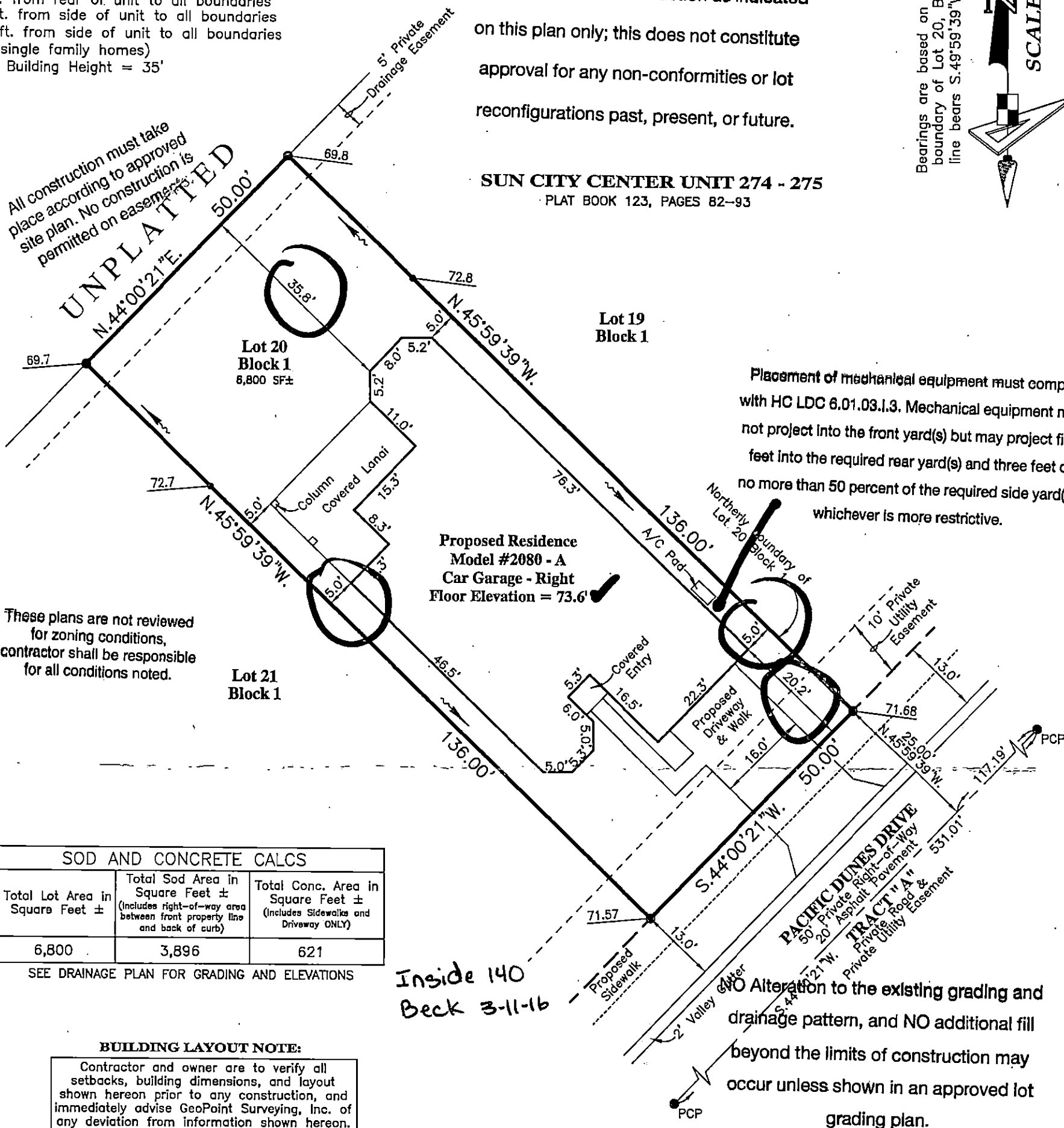
Bearings are based on the Northernly
 boundary of Lot 20, Block 1, said
 line bears S.49°59'39"W., per plat.



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

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

UNPLATTED
 N.44°00'21"E. 50.00'



Placement of mechanical equipment must comply
 with HC LDC 6.01.03.I.3. Mechanical equipment may
 not project into the front yard(s) but may project five
 feet into the required rear yard(s) and three feet or
 no more than 50 percent of the required side yard(s),
 whichever is more restrictive.

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)
6,800	3,896	621

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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
 Beck 3-11-16

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.

LEGEND:		L.B. - Licensed Business	
Pg. - Page	R/W - Right Of Way	ST - Stoop	ST - Stoop
O.R. - Official Records Book	P.B. - Plat Book	W - Water Meter	W - Water Meter
Elev. - Elevation	SF - Square Feet	WV - Water Valve	WV - Water Valve
Conc. - Concrete	BP - Brick Paver	OH - Fire Hydrant	OH - Fire Hydrant
SW - Sidewalk	CI - Curb Inlet	RCWM - Reclaimed Water Meter	RCWM - Reclaimed Water Meter
GTI - Grate Top Inlet	MES - Mitered End Section	RCWV - Reclaimed Water Valve	RCWV - Reclaimed Water Valve
RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	TEB - Telephone Box	TEB - Telephone Box
P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7768	EB - Electric Box	EB - Electric Box
SPKD - Set P.K. & Disk LB7768	FIR - Found 5/8" Iron Rod	CTB - Cable Television Box	CTB - Cable Television Box
LB148 (Unless Noted Otherwise)	FIP - Found 1/2" Iron Pipe	LP - Light Pole	LP - Light Pole
SM - Storm Sewer Manhole	SM - Sanitary Sewer Manhole	SSM - Storm Sewer Manhole	SSM - Storm Sewer Manhole
EHV - Electric Handhole	COO - Clean Out	EHV - Electric Handhole	EHV - Electric Handhole
ICV - Irrigation Control Valve	ICV - Irrigation Control Valve	COO - Clean Out	COO - Clean Out
AC - Air Conditioner	P.U.E. - Public Utility Easement	ICV - Irrigation Control Valve	ICV - Irrigation Control Valve
P.D.E. - Private Drainage Easement	D.E. - Drainage Easement	AC - Air Conditioner	AC - Air Conditioner
L.M.E. - Lake Maintenance Easement	YD - Yard Drain	P.D.E. - Private Drainage Easement	P.D.E. - Private Drainage Easement
AE - Access Easement	LB.E. - Landscape Buffer Easement	L.M.E. - Lake Maintenance Easement	L.M.E. - Lake Maintenance Easement
R.W.E. - Raw Water Wall Easement	OWS - Water Service	AE - Access Easement	AE - Access Easement
OWS - Water Service	DFD - Drainage Flow Direction	R.W.E. - Raw Water Wall Easement	R.W.E. - Raw Water Wall Easement
DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	OWS - Water Service	OWS - Water Service
10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade	DFD - Drainage Flow Direction	DFD - Drainage Flow Direction
10.2 - As-Built/Existing Grade		10.0 - Proposed Design Grade	10.0 - Proposed Design Grade

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Field Book

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.

FLORIDA SURVEYING
 (For Permitting ONLY)

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 20, 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: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 02/24/16	Dwg: 20_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			