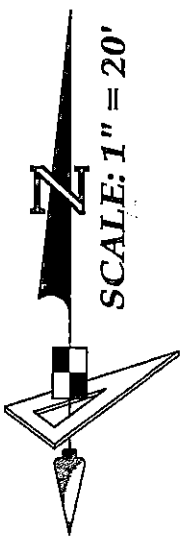


Plot Plan

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

Bearings are based on the Easterly boundary of Lot 3, Block 2, said line bears S.45°59'39"E., 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.

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.

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

Proposed Residence
Model #2387 - A
Car Garage - Left
Floor Elevation = 73.1'

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'

AREA (For Quantity Takeoff): : Lot 3 Block 2

Brick Pavers (Driveway & Walk)	= 622 SF±
Concrete Sidewalk (In Right Of Way)	= 174 SF±
Sod (Includes Lot To Back of Curb)	= 3073 SF±

*Inside 140 PM
6.21.2016*

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:		LEGEND:	
Pg. - Page	R/W - Right Of Way	L.B. - Licensed Business	ST - Stoop
O.R. - Official Records Book	P.B. - Plat Book	W - Water Meter	WV - Water Valve
Elev. - Elevation	SF - Square Feet	RC - Reclaimed Water Meter	RCV - Reclaimed Water Valve
Conc. - Concrete	BP - Brick Paver	EB - Electric Box	ET - Electric Television Box
SW - Sidewalk	CI - Curb Inlet	LP - Light Pole	SSM - Storm Sewer Manhole
GTI - Grate Top Inlet	MES - Mitered End Section	SSM - Sanitary Sewer Manhole	EH - Electric Handhole
RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	COO - Clean Out	ICV - Irrigation Control Valve
P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7768	AC - Air Conditioner	P.U.E. - Public Utility Easement
SPKD - Set P.K. & Disk LB7768	FIR - Found 5/8" Iron Rod	P.D.E. - Private Drainage Easement	D.E. - Drainage Easement
LB148 (Unless Noted Otherwise)	FIP - Found 1/2" Iron Pipe	L.M.E. - Lake Maintenance Easement	YD - Yard Drain
LB148 (Unless Noted Otherwise)	FPK - Found P.K. Nail	A.E. - Access Easement	L.B.E. - Landscape Buffer Easement
FPKD - Found P.K. Nail & Disk	FCM - Found Concrete Monument	R.W.E. - Raw Water Well Easement	OWS - Water Service
REF - Reference	PRM - Permanent REF. Monument	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade
PCP - Permanent Control Point	P.D.U.E. - Private Drainage Utility Easement	10.2 - As-Built/Existing Grade	
(Note: Some items in above legend may not be applicable)			

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 3, 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

Drawn: DJW | Checked: EVH | P.C.: ~ | Data File: ~
Date: 05/26/16 | Dwg: 3_Block 2_PP.dwg | Order No.: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E. | Field Bk: ~

NOT A SURVEY (For Permitting ONLY)

E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 55610