

Plot Plan

GENERAL NOTES:

Residence Footprint = 2,950± Square Feet
As per the plans furnished by the builder.

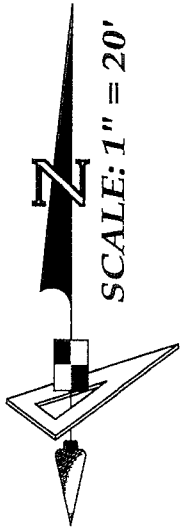
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
15ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
(5.0ft. from side of unit to all boundaries for single family homes)
Max Building Height = 35'

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

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

NO Alteration to the existing grading drainage pattern, and NO additional beyond the limits of construction may occur unless shown in an approved grading plan.

Bearings are based on the Northernly boundary of Lot 24, Block 1, said line bears S.45°59'39"E., per plat.



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

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.

Placement of mechanical equipment must comply with HC LDC 6.01.03.1.3. 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.

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.

AREA (For Quantity Takeoff): Lot 28 Block 1

Brick Pavers (Driveway & Walk)	= 621 SF±
Concrete Sidewalk (In Right Of Way)	= 171 SF±
Sod (Includes Lot To Back of Curb)	= 3,708 SF±

LEGEND:

<p>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 (Note: Some items in above legend may not be applicable)</p>	<p>L.B. -Licensed Business ST -Stoop W -Water Meter V -Water Valve F -Fire Hydrant RCM -Reclaimed Water Meter RCV -Reclaimed Water Valve T -Telephone Box E -Electric Box C -Cable Television Box L -Light Pole S -Storm Sewer Manhole SM -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 W.S. -Water Service D.F. -Drainage Flow Direction 10.0 -Proposed Design Grade 10.2 -As-Built/Existing Grade</p>
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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".

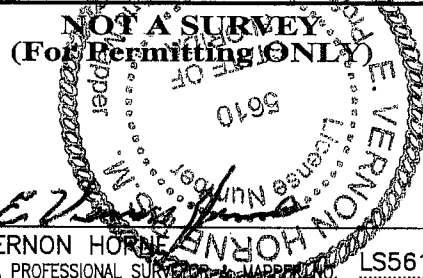
DESCRIPTION: Lot 24, Block 1, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

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Licensed Business No. LB7768



GeoPoint
Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 07/18/16	Dwg: 24_Block 1_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			



E. VERNON HORNBERGER
FLORIDA PROFESSIONAL SURVEYOR - LICENSE NO. LS5610

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Beck 8-2-16*