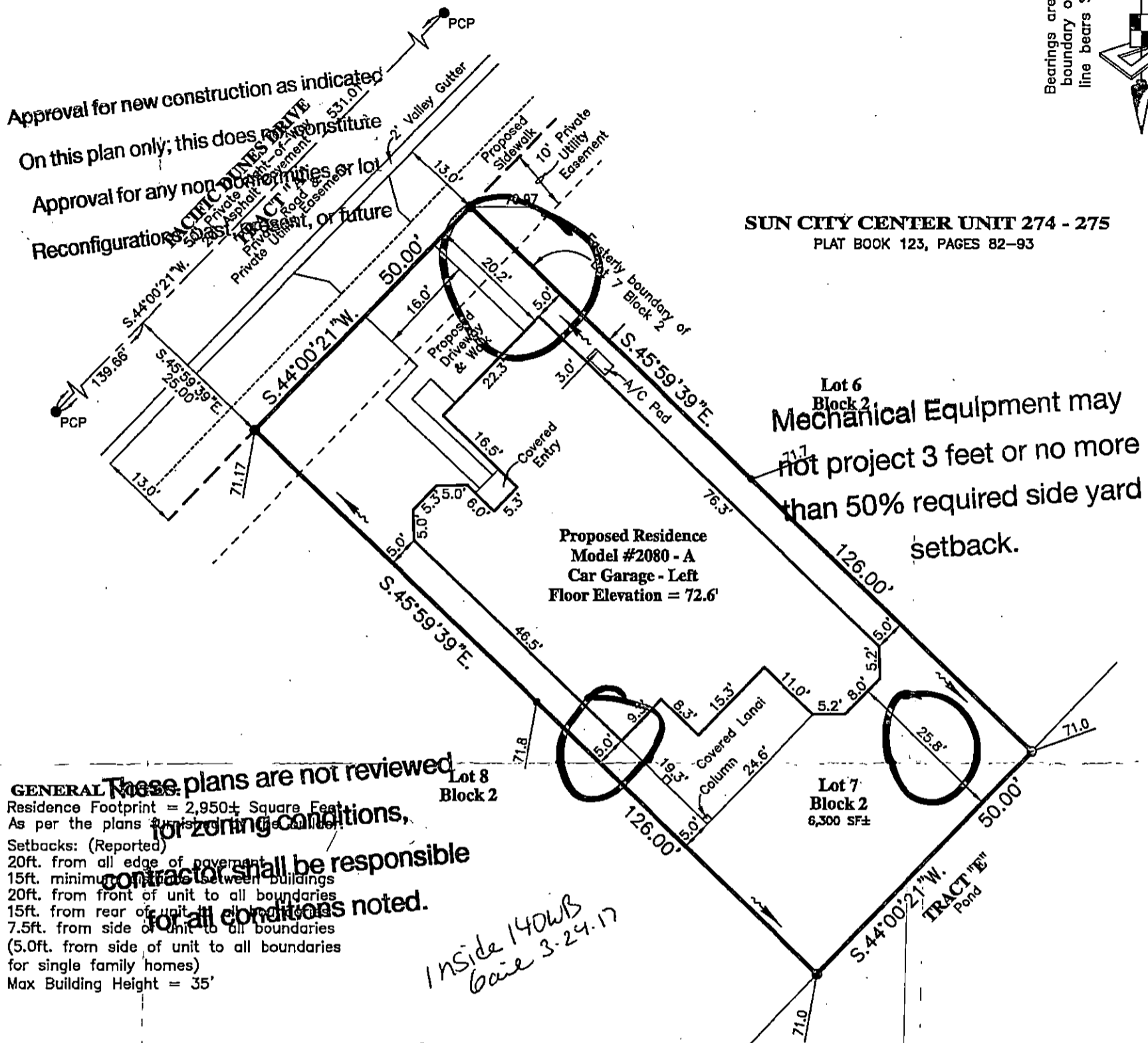
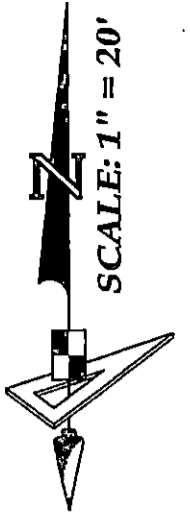


Plot Plan

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

Bearings are based on the Easterly boundary of Lot 7, Block 2, said line bears S.45°59'39"E., per plat.



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

Lot 6 Block 2
Mechanical Equipment may not project 3 feet or no more than 50% required side yard setback.

Proposed Residence
Model #2080 - A
Car Garage - Left
Floor Elevation = 72.6'

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

GENERAL NOTES:
Residence Footprint = 2,950± Square Feet
As per the plans furnished by the contractor.
Setbacks: (Reported)
20ft. from all edge of pavement
15ft. minimum 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'

*INSIDE 140WB
DATE 3-24-17*

SOD AND CONSTRUCTION	
Total Lot Area in Square Feet ±	6,300
Total Sod Area in Square Feet ±	621
Total Conc. Area in Square Feet ±	621

PCP - Permanent Control Point
No monument found or recovered at time of survey and that the PCP location shown hereon is for informational purposes only.

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.

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS PERMITTED ON EASEMENTS.

Pg. - Page	LSB - 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	FH - 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
GPI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SSM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EH - Electric Handhole
P.K. - Parker Kalon Nail	CO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPK - Set P.K. & Disk LB7768	h - Sign
FIR - 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 Drain
PRM - Permanent REF. Monument	AE - Access Easement
PCP - Permanent Control Point	LB.E. - Landscape Buffer Easement
P.D.U.E. - Private Drainage Utility Easement	R.W.E. - Raw Water Well Easement
(Note: Some items in above legend may not be applicable)	WS - 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 to be 6'-2" offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

PREPARED FOR:
MINTO COMMUNITIES, LLC

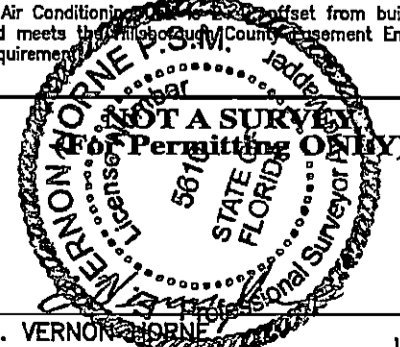
FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone X.

DESCRIPTION: Lot 7, 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: JH	Checked: DJW	P.C.: ~	Data File: ~
Date: 03/02/17	Dwg: 7_Block 2_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		



E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610