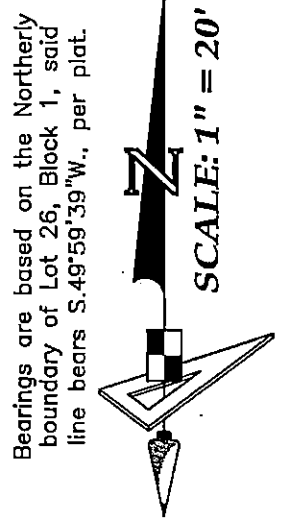
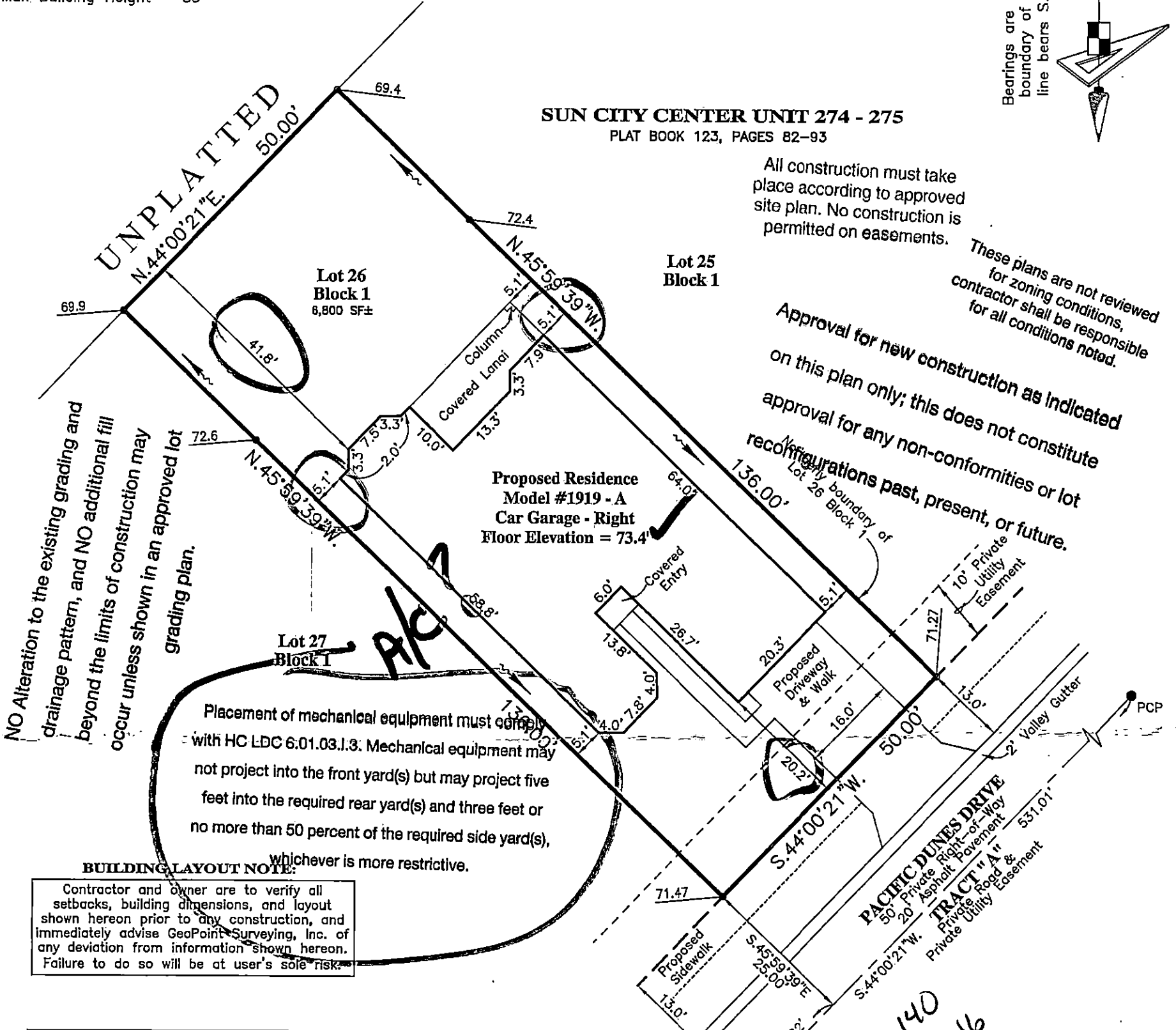


# Plot Plan

**GENERAL NOTES:**  
 Residence Footprint = 2,360± 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'



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



SOD, PAVER 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 Right-of-Way Sidewalk ONLY)	Total Paver Area in Square Feet ± (Includes Entry, Lanel, Sidewalk and Driveway ONLY)
6,800	4,018	188	884

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

*inside 140 Beck 5-4-16*

- LEGEND:**
- 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
  - GI—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)
  - L.B.—Licensed Business
  - ST—Stoop
  - WM—Water Meter
  - WV—Water Valve
  - FD—Fire Hydrant
  - RCM—Reclaimed Water Meter
  - ACM—Reclaimed Water Valve
  - TEB—Telephone Box
  - EB—Electric Box
  - CTB—Cable Television Box
  - LP—Light Pole
  - SSM—Storm Sewer Manhole
  - SSMh—Sanitary Sewer Manhole
  - EH/CO—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
  - OWS—Water Service
  - DFD—Drainage Flow Direction
  - 10.0—Proposed Design Grade
  - 10.2—As-Built/Existing Grade

**REVISIONS**

Description	Date	Dwn.	Ck'd	P.C.	Order No.	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.

**NOTARY PUBLIC**  
 (For Permitting Only)  
 License Number 5610  
 STATE OF FLORIDA  
 E. VERNON HORNE  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
 License Number 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 26, 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

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 04/14/16	Dwg: 26_Block 1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	