

# Plot Plan

**DIMENSION NOTE:**  
Proposed building dimensions shown hereon are of the exterior.

Bearings are based on the Northerly boundary of Lot 47, Block 5, said line bears N.70°13'15"E., per plat.

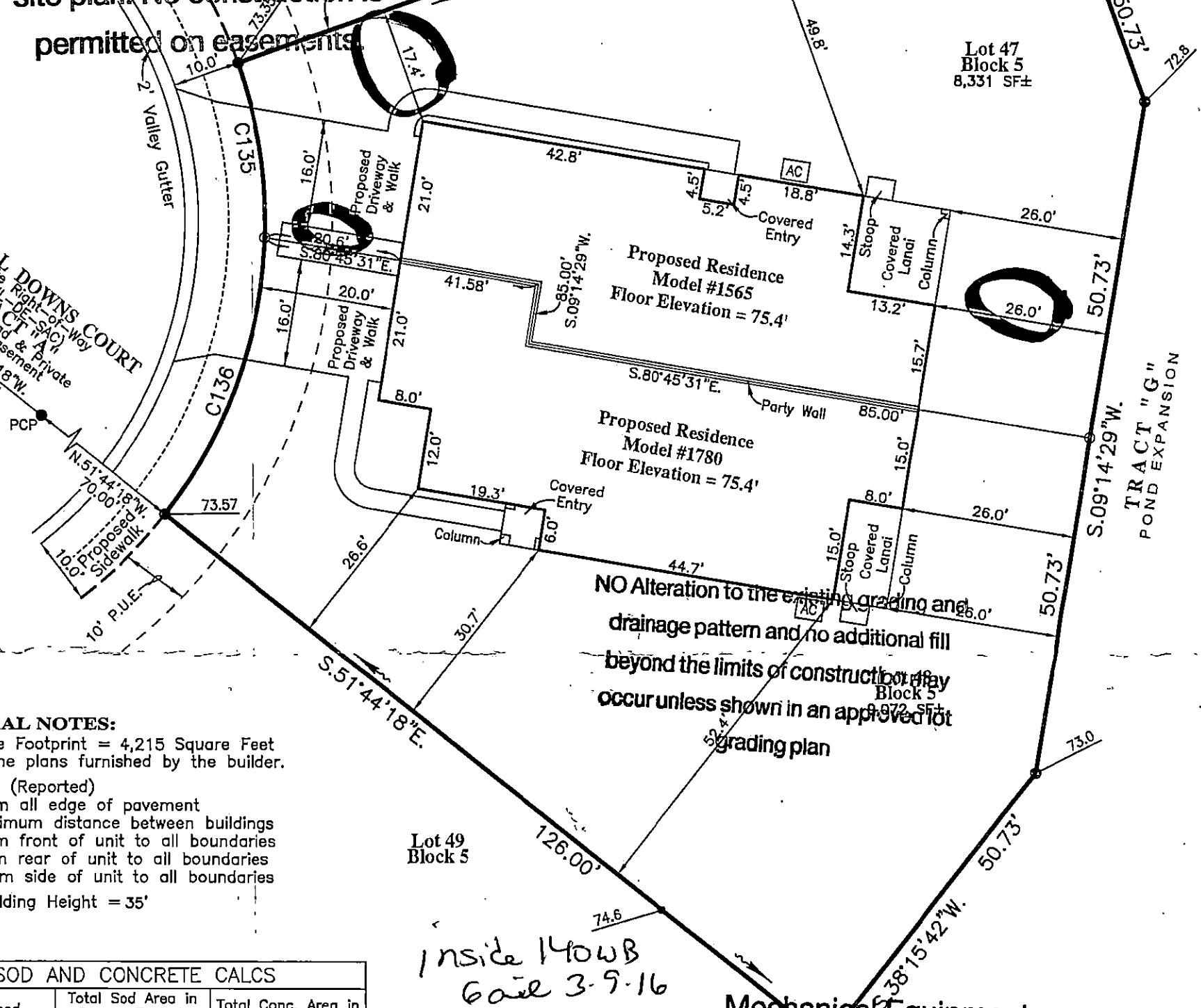
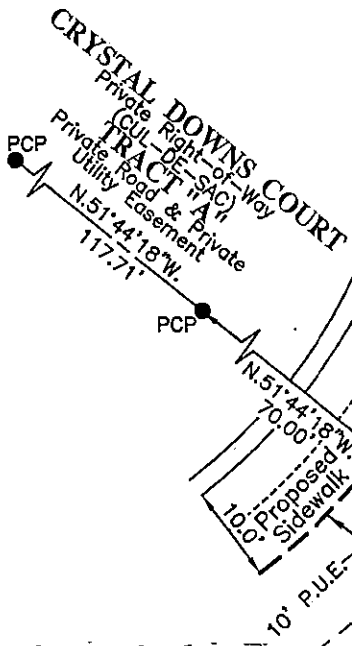
**SCALE: 1" = 20'**

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

Approval for new construction as indicated

Approval for any non-conformities or lot reconfigurations, past, present, or future

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



**GENERAL NOTES:**  
Residence Footprint = 4,215 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  
Max Building Height = 35'

SOD AND CONCRETE CALCS		
Combined Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between front property lines and back of curb)	Total Conc. Area in Square Feet ± (Includes Sidewalks and Driveway ONLY)
17,403	11,964	1,521

These plans are not reviewed for zoning conditions,

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 grading plan

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

**BUILDING LAYOUT NOTE:**  
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and must notify the GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

**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  
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)

**LEGEND (continued):**  
L.B. - Licensed Business  
S.S. - Stop Sign  
W.M. - Water Meter  
W.V. - Water Valve  
F.H. - Fire Hydrant  
R.V.M. - Reclaimed Water Meter  
R.W.V. - Reclaimed Water Valve  
T. - Telephone Box  
E.B. - Electric Box  
C.T.B. - Cable Television Box  
L.P. - Light Pole  
S.M. - Storm Sewer Manhole  
S.S.M. - Sanitary Sewer Manhole  
E.H. - Electric Handhole  
C.O. - Clean Out  
I.C.V. - Irrigation Control Valve  
S. - Sign  
A.C. - Air Conditioner  
P.U.E. - Public Utility Easement  
P.D.E. - Private Drainage Easement  
D.E. - Drainage Easement  
L.M.E. - Lake Maintenance Easement  
Y.D. - 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.D. - Drainage Flow Direction  
10.0 - Proposed Design Grade  
10.2 - As-Built/Existing Grade

**CONTRACTOR'S NOTES:**  
1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.  
2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.  
3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).  
4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.  
5. This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.  
6. Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

**PREPARED FOR:**  
MINTO COMMUNITIES, LLC

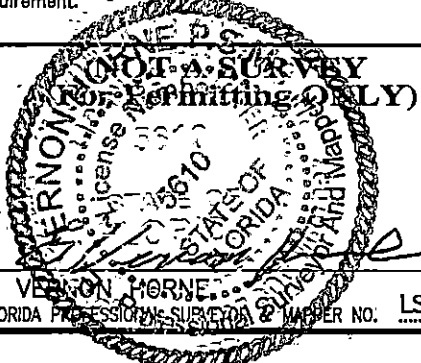
**FLOOD ZONE:**  
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

**DESCRIPTION:** Lots 47 & 48, Block 5, 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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**GeoPoint Surveying, Inc.**

Drawn: DJW Checked: EVH P.C.: ~ Data File: ~  
Date: 02/20/16 Dwg: 47&48\_Blk5\_PP.dwg Order No.: ~  
SEC. 18 - TWN. 32 S. - RNG. 20 E. Field Bk: ~



E. VERNON HORNE  
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