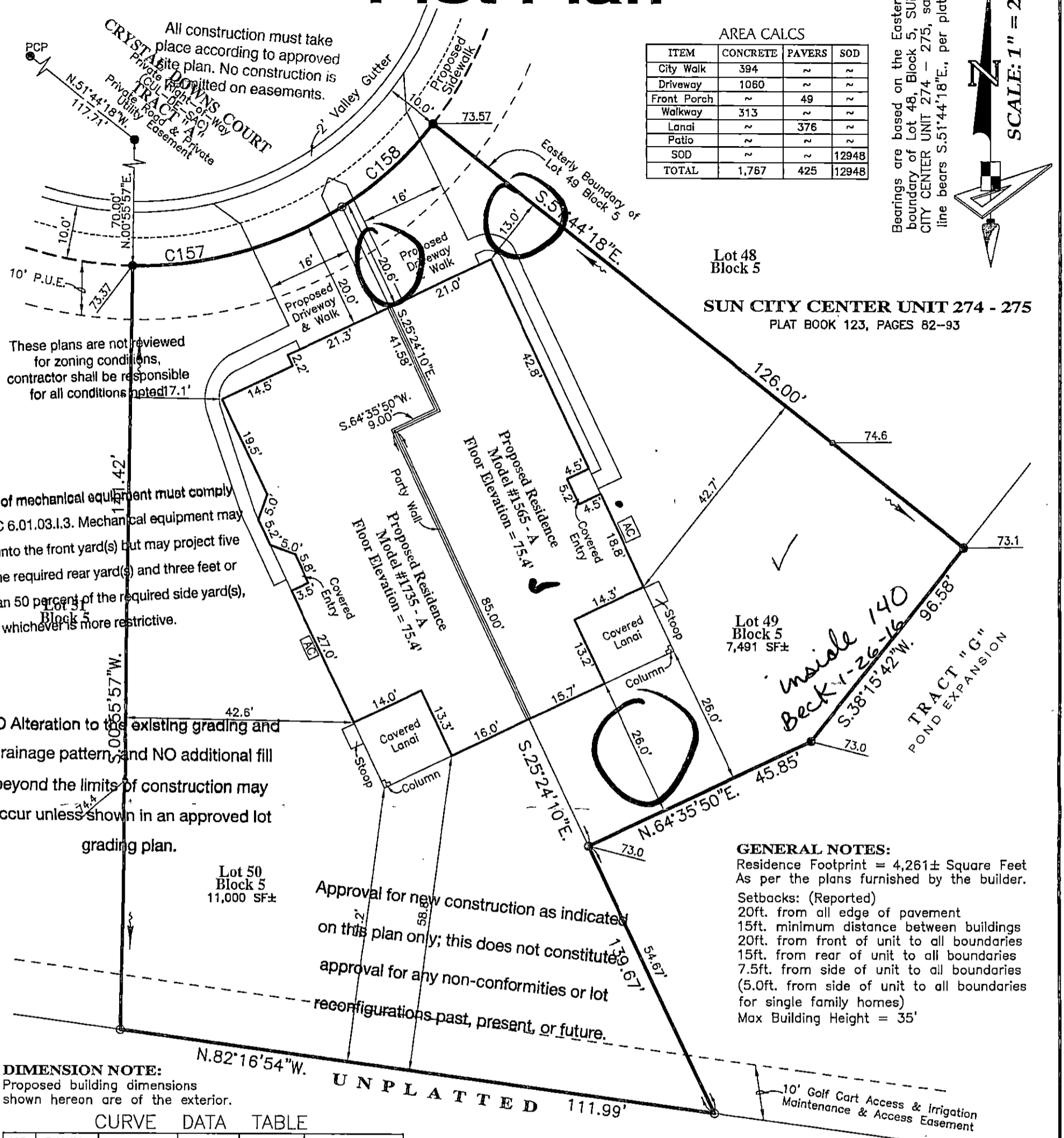
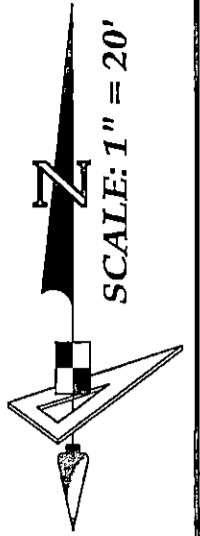


# Plot Plan

AREA CALCS

ITEM	CONCRETE	PAVERS	SOD
City Walk	394	~	~
Driveway	1060	~	~
Front Porch	~	49	~
Walkway	313	~	~
Landi	~	376	~
Patio	~	~	~
SOD	~	~	12948
TOTAL	1,767	425	12948

Bearings are based on the Easterly boundary of Lot 48, Block 5, SUN CITY CENTER UNIT 274 - 275, said line bears S.51°44'18"E., per plat.



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.

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 more than 50 percent of the required side yard(s), whichever is more restrictive.

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.

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.

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

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
157	70.00	33°43'21"	41.20	40.61	S.74°04'16"W.
158	70.00	18°56'54"	23.15	23.04	S.47°44'09"W.

**GENERAL NOTES:**

Residence Footprint = 4,261± 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'

**LEGEND:**

Pg. - Page	R/W - Right Of Way	O.R. - Official Records Book	P.B. - Plat Book	Elev. - Elevation	SF - Square Feet	Conc. - Concrete	ST - Stoop	SW - Sidewalk	CI - Curb Inlet	GII - 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 Manument	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	W - Water Meter	X - Water Valve	F - Fire Hydrant	RCM - Reclaimed Water Meter	RCV - Reclaimed Water Valve	T - Telephone Box	E - Electric Box	CT - Cable Television Box	L - Light Pole	SM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EHHo - Electric Handhole	COO - Clean Out	ICV - Irrigation Control Valve	S - Sign	AC - Air Conditioner	P.U.E. - Private 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	ST - Optional Stoop	DF - Drainage Flow Direction	10.0 - Proposed Design Grade	10.2 - As-Built/Existing Grade
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**SURVEYOR'S NOTES:**

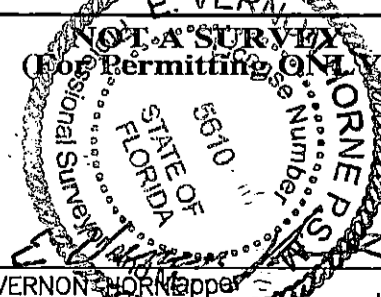
- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced 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 HEDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
- 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 corrections from information shown hereon. Failure to do so will be at user's sole risk.

**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 49 & 50, 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.

1403 E. 5th Avenue  
Tampa, Florida 33605  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business No. LB7768



**REVISIONS**

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

E. VERNON HORN  
FLORIDA PROFESSIONAL SURVEYOR LICENSE NO. LS5610

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 01/11/16	Dwg: 49 & 50_Block 5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	