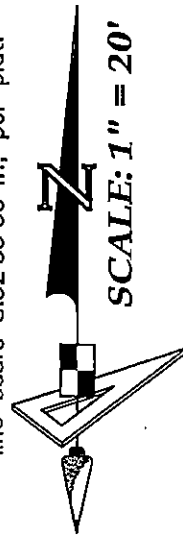


Plot Plan

Bearings are based on the Easterly boundary of Lot 44, Block 5, said line bears S.32°53'30"W., per plat.



SOD, PAVER AND CONCRETE CALCS			
Combined 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, Lanal, Sidewalk and Driveway ONLY)
12,251	6,408	253	2,459

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

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'

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.

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

Mechanical equipment may not project 3 feet or no more than 50% required side yard

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.

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

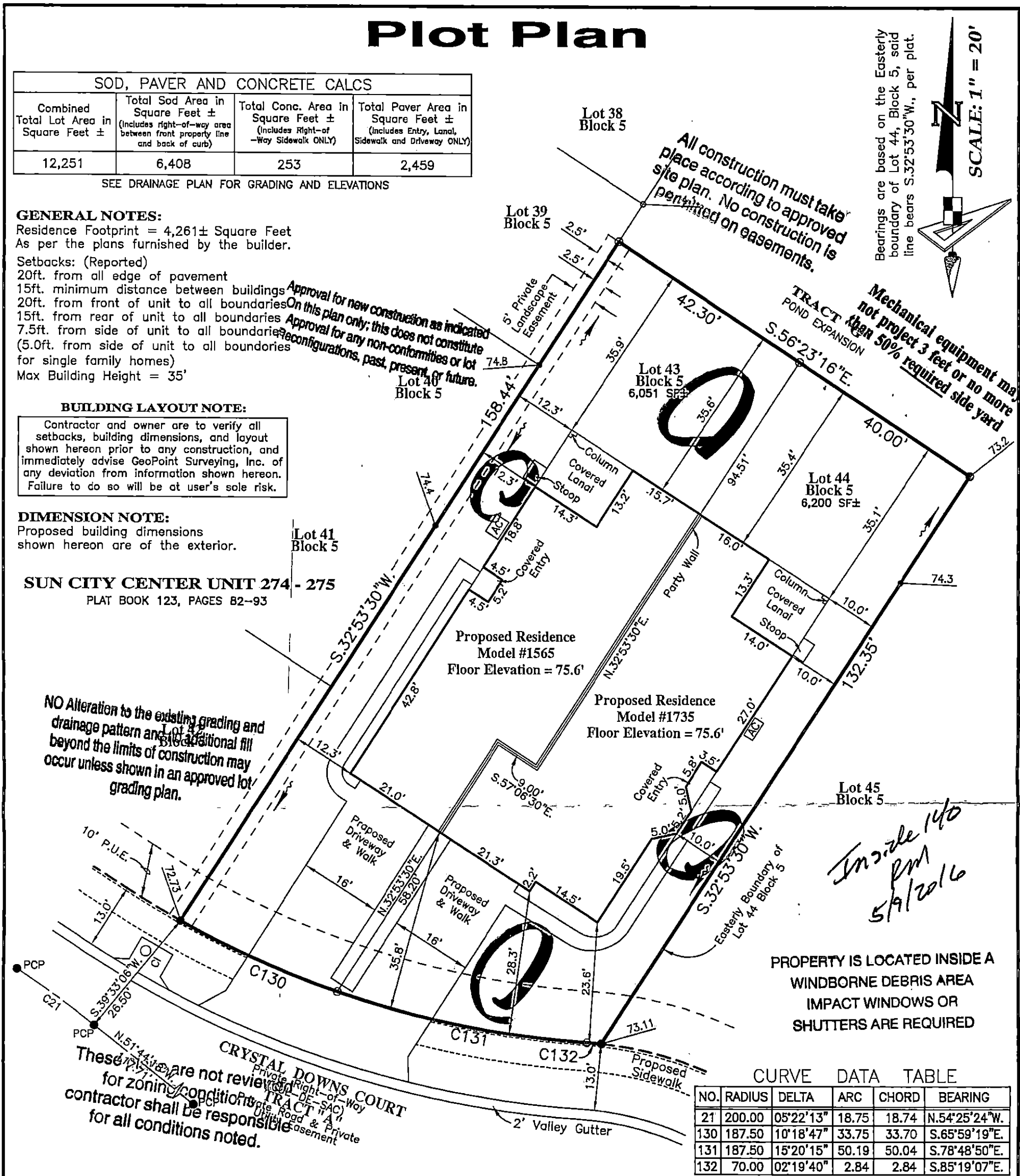
SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

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.

PROPERTY IS LOCATED INSIDE A WINDBORNE DEBRIS AREA IMPACT WINDOWS OR SHUTTERS ARE REQUIRED

Inside 140 PM 5/9/2016



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
21	200.00	05°22'13"	18.75	18.74	N.54°25'24"W.
130	187.50	10°18'47"	33.75	33.70	S.65°59'19"E.
131	187.50	15°20'15"	50.19	50.04	S.78°48'50"E.
132	70.00	02°19'40"	2.84	2.84	S.85°19'07"E.

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

LEGEND:	
Pg. - Page	LB - Licensed Business
R/W - Right Of Way	ST - Stoop
O.R. - Official Records Book	M - Water Meter
P.B. - Plat Book	W - Water Valve
Elev. - Elevation	FH - Fire Hydrant
SF - Square Feet	RCM - Reclaimed Water Meter
Conc. - Concrete	RCW - Reclaimed Water Valve
BP - Brick Paver	EB - Electric Box
SW - Sidewalk	CTB - Cable Television Box
CI - Curb Inlet	LP - Light Pole
GTI - Grate Top Inlet	SM - Storm Sewer Manhole
MES - Mitered End Section	SMH - Sanitary Sewer Manhole
RCP - Reinforced Conc. Pipe	EH - Electric Handhole
PVC - Polyvinyl Chloride	CO - Clean Out
P.K. - Parker Kalon Nail	ICV - Irrigation Control Valve
SIR - Set 5/8" Iron Rod LB7768	Sign
SPKD - Set P.K. & Disk LB7768	AC - Air Conditioner
FIR - Found 5/8" Iron Rod	P.U.E. - Public Utility Easement
LB148 (Unless Noted Otherwise)	P.D.E. - Private Drainage Easement
FIP - Found 1/2" Iron Pipe	D.E. - Drainage Easement
LB148 (Unless Noted Otherwise)	L.M.E. - Lake Maintenance Easement
FPK - Found P.K. Nail	YD - Yard Drain
FPKD - Found P.K. Nail & Disk	A.E. - Access Easement
FCM - Found Concrete Monument	L.B.E. - Landscape Buffer Easement
REF - Reference	R.W.E. - Raw Water Well Easement
PRM - Permanent REF. Monument	W.S. - Water Service
PCP - Permanent Control Point	DFD - Drainage Flow Direction
P.D.U.E. - Private Drainage Utility Easement	10.0 - Proposed Design Grade
(Note: Some items in above legend may not be applicable)	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 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".

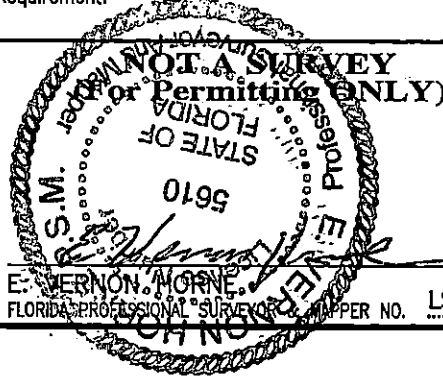
DESCRIPTION: Lots 43 & 44, Block 5, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

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



GeoPoint
Surveying, Inc.

REVISIONS					
Description	Date	Dwn.	CK'd	P.C.	Order No.



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 04/09/16	Dwg: 43&44_Blk5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		