

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

Plot Plan

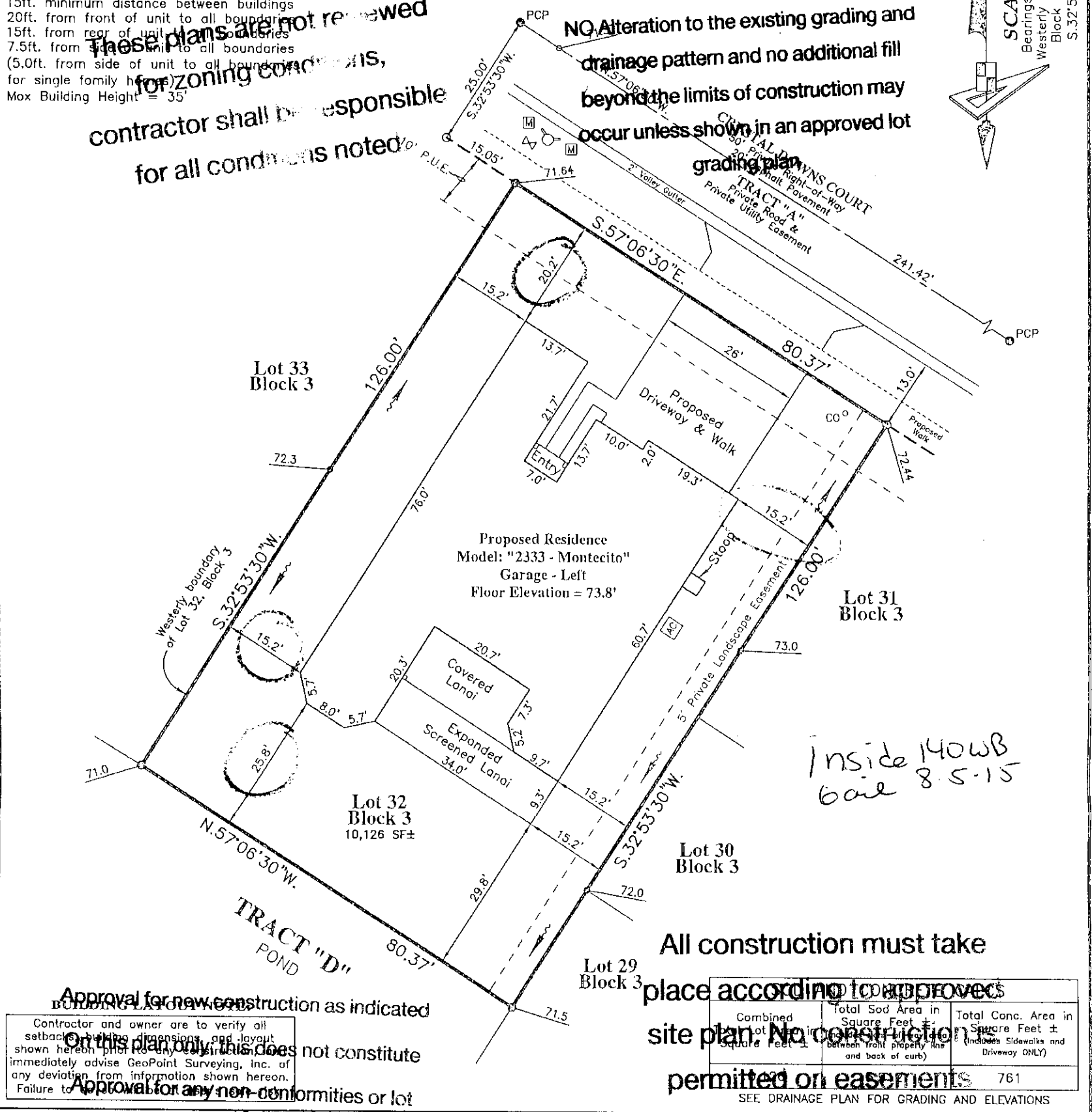
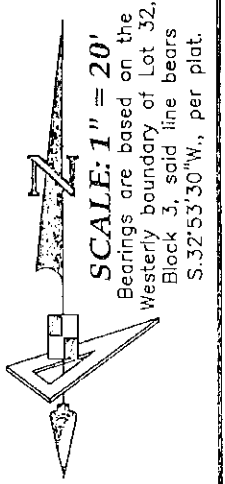
SUN CITY CENTER UNIT 274 - 275
PLAT BOOK 123, PAGES 82-93

GENERAL NOTES:
Residence Footprint = 2,950± 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'

These plans are not renewed for zoning conditions, contractor shall be responsible for all conditions noted on this plan only, this does not constitute approval for any non-conformities or lot reconfigurations, page present, or future

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
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction. Immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so may result in a stop-work order.

All construction must take place according to approved site plan. No construction is permitted on easements.
SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

LEGEND:

Pg. - Page	L.B. - Licensed Business
R/W - Right of Way	ST - Stoop
O.R. - Official Record	W.V. - Water Valve
P.B. - Plat Book	FH - Fire Hydrant
Elev. - Elevation	RCM - Reclaimed Water Meter
SF - Square Feet	RCV - Reclaimed Water Valve
Conc. - Concrete	TEB - Telephone Box
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	SSM - Sanitary Sewer Manhole
RCP - Reinforced Conc. Pipe	EH - Electric Handhole
PVC - Polyvinyl Chloride	CO - Clean Out
P.K. - Parker Kolon Nail	ICV - Irrigation Control Valve
SIR - Set 5/8" Iron Rod LB7768	h - 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
FP - 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
FKD - Found P.K. Nail & Disk	A.E. - Access Easement
FCM - Found Concrete Monument	L.B.E. - Landscape Buffer Easement
REF - Reference	R.W.E. - Row Water Well Easement
PRM - Permanent REF. Monument	W.S. - Water Service
PCP - Permanent Control Point	DF - 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.

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 32, Block 3, 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.

NOTICE TO SURVEY (For Permitting ONLY)

Professional Surveyor and Mapper
License Number 5010
STATE OF FLORIDA

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

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-6888
Fax: (813) 248-2266
Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: SF	Checked: DJW	P.C.:	Data File:
Date: 07/14/15	Dwg: J2_Block 3_PP.dwg	Order No.:	
SEC. 18 - TWN. 32 S. - RNC. 20 E.	Field Bk:		

REVISIONS

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book
Vertical Datum	08/05/15	DJW	EVH	~	~	~