

Plot Plan

GENERAL NOTES:

Residence Footprint = 3,203± Square Feet
 As per the plans furnished by the builder.
 Combined Lot Area = 7,884 Square Feet
 Combined Sod Area = 3,454± Square Feet

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)
 Mox Building Height = 35'

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

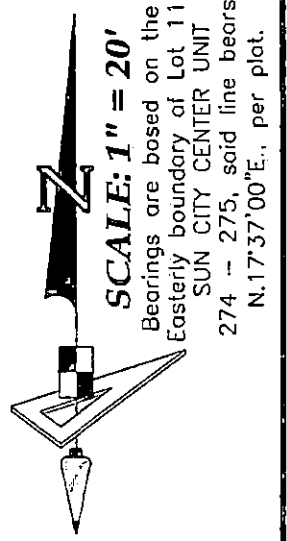
All construction must take place according to approved site plan. No construction is permitted on easements.

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

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

Lot 10 Block 4

Lot 11 Block 4
 7,884 S.F.



Mechanical Equipment MAY NOT exceed 50% of setback

Proposed Residence Model #2557
 Garage - Left
 Floor Elevation = 73.1'

NO ALTERATION to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approval 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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C20	625.00'	29°04'07"	273.46'	271.28'	N 69°38'34" W
C92	650.00'	3°44'10"	42.38'	42.38'	S 58°58'35" E

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.

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 North American Vertical Datum of 1988 (NAVD88), to convert from NAVD88 to the National Geodetic Vertical Datum of 1929 (NGVD29) add 0.92' to the elevation.
- 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 Plot of SUN CITY CENTER UNIT 274 - 275.

PREPARED FOR:

MINTO COMMUNITIES, LLC

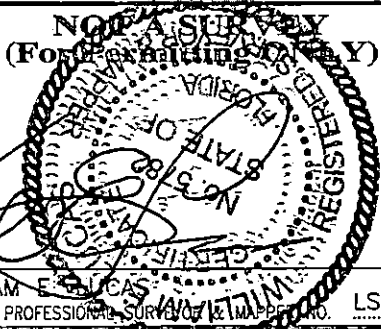
FLOOD ZONE:

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 11, Block 4, 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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 Tampa, Florida 33605
 Phone: (813) 248-8888
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 Licensed Business No. LB7768



WILLIAM E. LUCAS
 FLORIDA PROFESSIONAL SURVEYOR
 LICENSE NO. 5382

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 Tap Inlet
- MES - Mitered End Section
- RCP - Reinforced Conc. Pipe
- PVC - Polyvinyl Chloride
- P.K. - Parker Kaion 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)

REVISIONS

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

Drawn: SF	Checked: WEL	P.C.: ~	Data File: ~
Date: 01/14/15	Dwg: 11_Black 4_PP.dwg	Order No.: MIN-SC-086	Field Bk: ~
SEC. 18 - TWN. 32. S. - RNG. 20. E.			