

GENERAL NOTES:

Residence Footprint = 2,949± Square Feet
 As per the plans furnished by the builder.
 Combined Lot Area = 8,995 Square Feet
 Combined Sod Area = 4,612± Square Feet

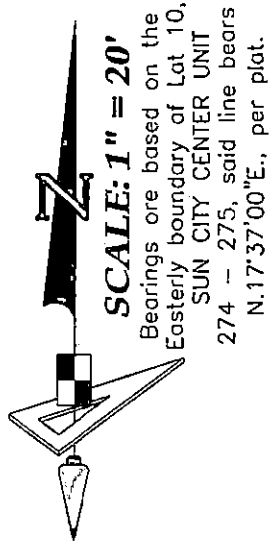
Setbacks: (Reported)

20ft. from oil 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 oil boundaries
 Max Building Height = 35'

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

Plot Plan



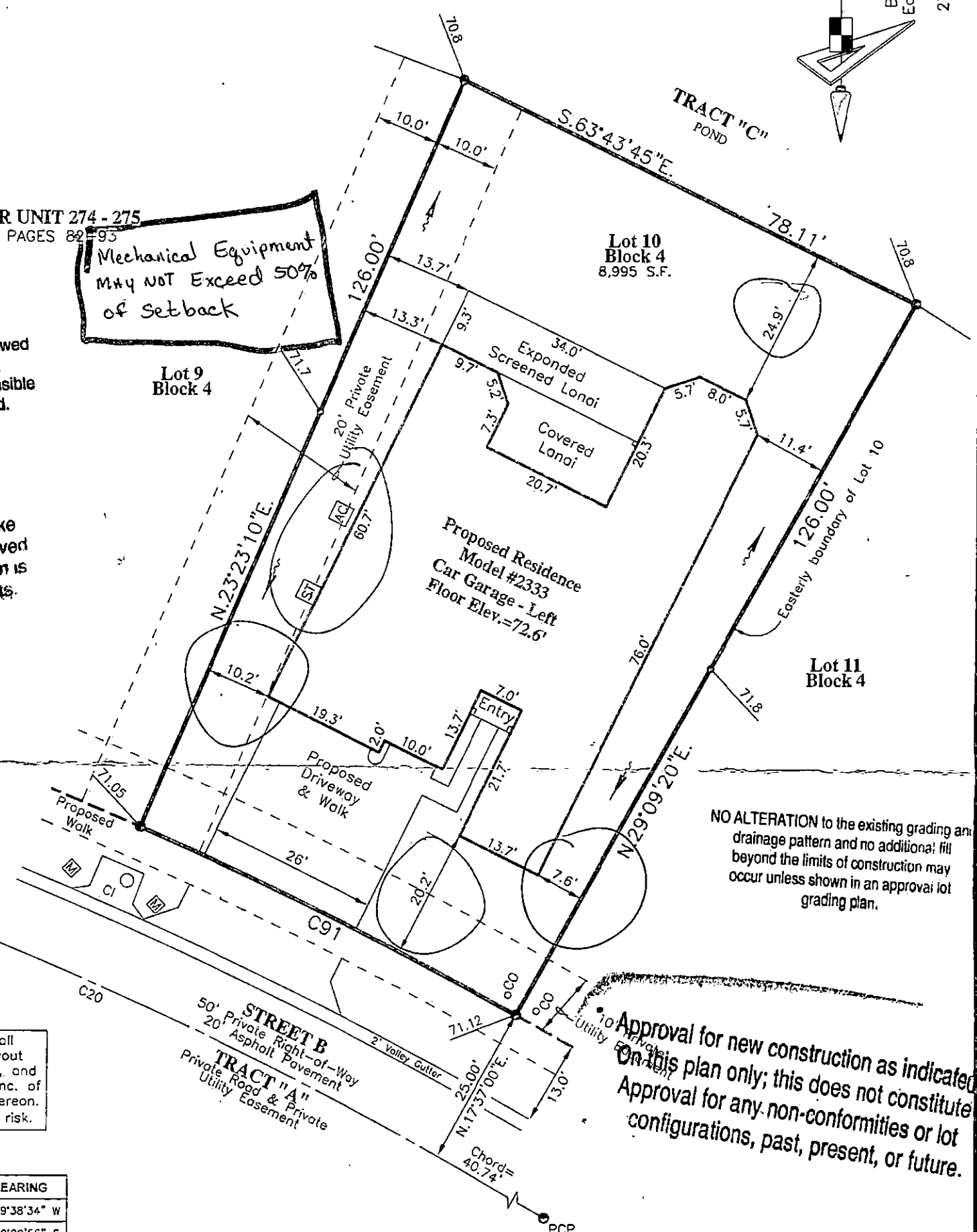
SUN CITY CENTER UNIT 274 - 275
 PLAT BOOK 123, PAGES 82-93

Mechanical Equipment
 May NOT Exceed 50%
 of Setback

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

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

Book inside 1-23-15 inside 140WB



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 configurations, past, present, or future.

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.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C20	625.00'	25°04'07"	273.46'	271.28'	N 69°38'34" W
C90	650.00'	5°46'10"	65.45'	65.42'	S 69°29'55" E

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 LB7758	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)	L.B. - Licensed Business	ST - Stoop	WM - Water Meter	WV - Water Valve	FH - Fire Hydrant	RCM - Reclaimed Water Meter	RCDV - Reclaimed Water Valve	TEB - Telephone Box	EB - Electric Box	CTB - Cable Television Box	LP - Light Pole	SSM - Storm Sewer Manhole	SSM - Sanitary Sewer Manhole	EHH - Electric Handhole	CO - Clean Out	ICV - Irrigation Control Valve	Sign	A/C - Air Conditioner	P.U.E. - Public Utility Easement	C.U.E. - County Utility Easement	D.E. - Drainage Easement	L.M.E. - Lake Maintenance Easement	C.E. - Conservation Easement	A. - Access Easement	L.B.E. - Landscape Buffer Easement	R.W.E. - Row Water Well Easement	OWS - Water Service	DFD - Drainage Flow Direction	10.0 - Proposed Design Grade	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 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 Plat 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 10, 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.

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

GeoPoint
 Surveying, Inc.

Drawn: SF	Checked: WEL	P.C.: ~	Date File: ~
Date: 01/14/15	Dwg: 10_Black 4_PP.dwg	Order No.: MIN-SC-085	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		

