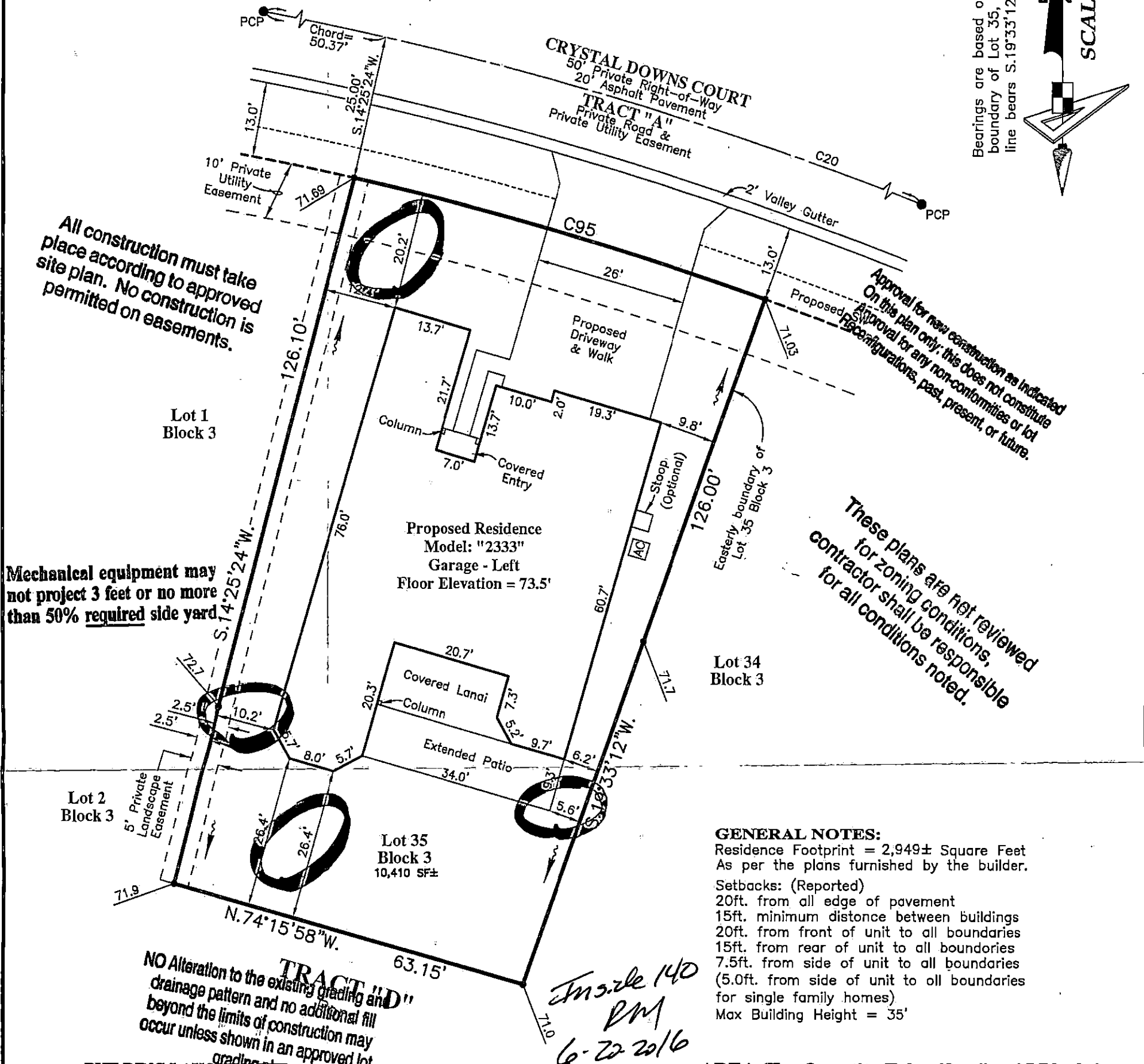
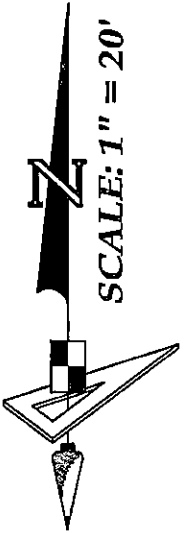


Plot Plan

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

Bearings are based on the Easterly boundary of Lot 35, Block 3, said line bears S.19°33'12"W., per plat.



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.

Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities or lot line encroachments, past, present, or future.

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

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.

Inside 140 PM
6-22-2016

GENERAL NOTES:

- Residence Footprint = 2,949± 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'

AREA (For Quantity Takeoff): : Lot 35 Block 3

Brick Pavers (Driveway & Walk)	= 1,130 SF±
Concrete Sidewalk (In Right Of Way)	= 253 SF±
Sod (Includes Lot To Back of Curb)	= 4,786 SF±

BUILDING LAYOUT PLAN:

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.

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

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

- 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.

JUSTIN C. BRANTLEY
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. LS6837

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 35, 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.

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

GeoPoint Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 05/11/16	Dwg: 35_Block 3_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			