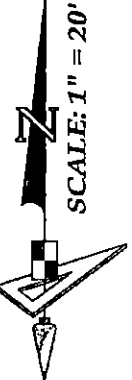


# Plot Plan

UNPLATTED  
 N.86°47'43"E. 22.66' 11.74' 34.34'  
 N.89°47'36"E. 15' UD

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

Bearings are based on the W. boundary of Block 5, said line bears N.00°00'00"E., per plat.



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

**GENERAL NOTES:**

Residence Footprint = 4,261 Square Feet  
 As per the plans furnished by the builder.  
 Combined Lot Area = 12,928± Square Feet  
 15 Blocks (Reported)  
 20ft. from all edge of pavement  
 15ft. minimum distance between buildings  
 10ft. from front of unit to all boundaries  
 15ft. from rear of unit to all boundaries  
 7.5ft. from side of unit to all boundaries  
 Max. Building Height = 25'

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

**AREA (For Quantity Takeoff): : Lot 1 Block 5**

Brick Pavers (Driveway & Walk) = 740 SF±  
 Concrete Sidewalk (in Right Of Way) = 86 SF±  
 Sod (Includes Lot To Back of Curb) = 3595 SF±

**AREA (For Quantity Takeoff): : Lot 2 Block 5**

Brick Pavers (Driveway & Walk) = 735 SF±  
 Concrete Sidewalk (in Right of Way) = 173 SF±  
 Sod (Includes Lot To Back of Curb) = 4110 SF±

**Vertical Datum Conversion Note:**

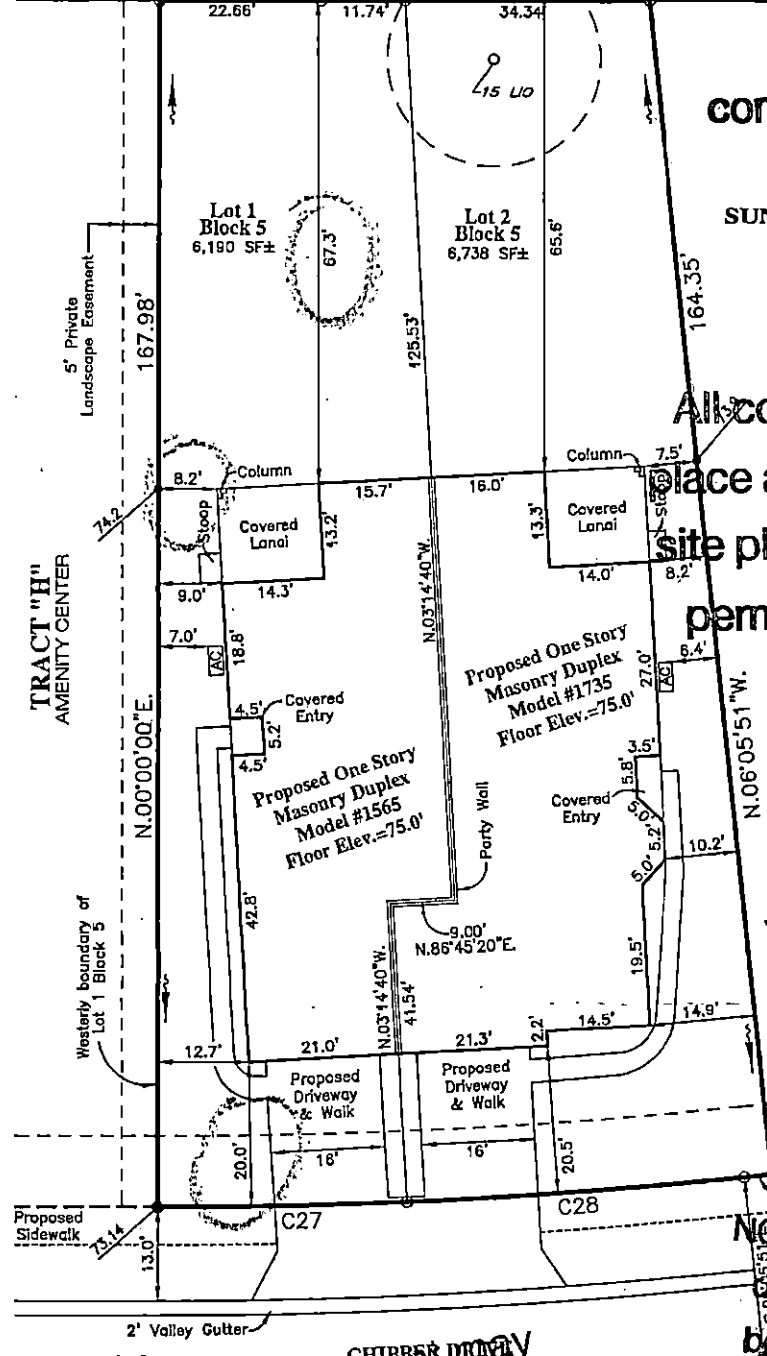
Conversion from National Geodetic Vertical Datum of 1929 (NGVD29) to North American Vertical Datum of 1988 (NAVD88) Subtract 0.92 feet.  
 (NGVD29 - 0.92' = NAVD88)

**DIMENSION NOTE:**

Proposed building dimensions shown hereon are of the exterior.

**BUILDING LAYOUT NOTE:**

Contractor and owner are to verify all dimensions and layout shown hereon prior to construction, and immediately advise GeoPoint Surveying, Inc. of any discrepancies. Information shown hereon. Failure to do so will be at user's sole risk.



NO Alteration to the existing grading and drainage pattern and no additions beyond the limits of construction may occur unless shown in an approved grading plan.

Mechanical Equipment may not project 3 feet or more than 50% required side yard setback.

**CURVE DATA TABLE**

NO.	RADIUS	ARC	CHORD	BEARING
9	800.00	06°05'51"	85.14	N.86°57'04"E.
27	975.00	34.89	34.88	N.88°42'38"E.
28	775.00	03°31'07"	47.59	N.85°39'42"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
  - GII - Grate Top Inlet
  - MES - Mitered End Section
  - RCP - Reinforced Conc. Pipe
  - PVC - Polyvinyl Chloride
  - P.K. - Parker Kelon Nail
  - SIR - Set 5/8" Iron Rod LB7788
  - SPKD - Set P.K. & Disk LB7788
  - 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
  - FKD - 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
  - W.M. - Water Meter
  - P.H.V. - Private Hydrant
  - R.W.M. - Reclaimed Water Meter
  - R.W.V. - Reclaimed Water Valve
  - T.B. - Telephone Box
  - E.B. - Electric Box
  - C.T.B. - Cable Television Box
  - L.P. - Light Pole
  - S.S.M. - Storm Sewer Manhole
  - S.S.W.M. - Sanitary Sewer Manhole
  - E.H. - Electric Handhole
  - C.O. - Clean Out
  - I.C.V. - Irrigation Control Valve
  - S. - Sign
  - A.C. - Air Conditioner
  - P.U.E. - Public Utility Easement
  - P.D.E. - Private Drainage Easement
  - D.E. - Drainage Easement
  - L.M.E. - Lake Maintenance Easement
  - Y.D. - Yard Drain
  - A.E. - Access Easement
  - L.B.E. - Landscape Buffer Easement
  - R.W.E. - Raw Water Well Easement
  - W.S. - Water Service
  - D.F.D. - Drainage Flow Direction
  - D.G. - Proposed Design Grade
  - A.S. - 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 related to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Proposed grading and drainage developments shown hereon are from the SUN CITY CENTER UNIT 274-275 Grading & Drainage Plan, provided by HEDT DESIGN.
- This Plot Plan is shown on the Plat of SUN CITY CENTER UNIT 274-275.
- Air Conditioning Units 2' offset from building 0.5' and must be through County Easement Encroachment Requirements.

**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 1205700678H dated 08/28/08, and appears to lie in Zone "X".

**DESCRIPTION:** Lots 1 and 2, Block 5, SUN CITY CENTER UNIT 274 - 275, as shown 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) 226-2266  
 Licensed Business No. LB7788

**REVISIONS**

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

**NOT A SURVEY FOR PERMITTING ONLY**

**FLORIDA**

**Professional Surveyor And Mapper**

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

**GeoPoint Surveying, Inc.**

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 03/17/17	Dwg: 1/2_Block 5_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNC. 20 E.			