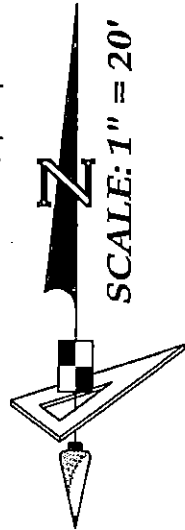
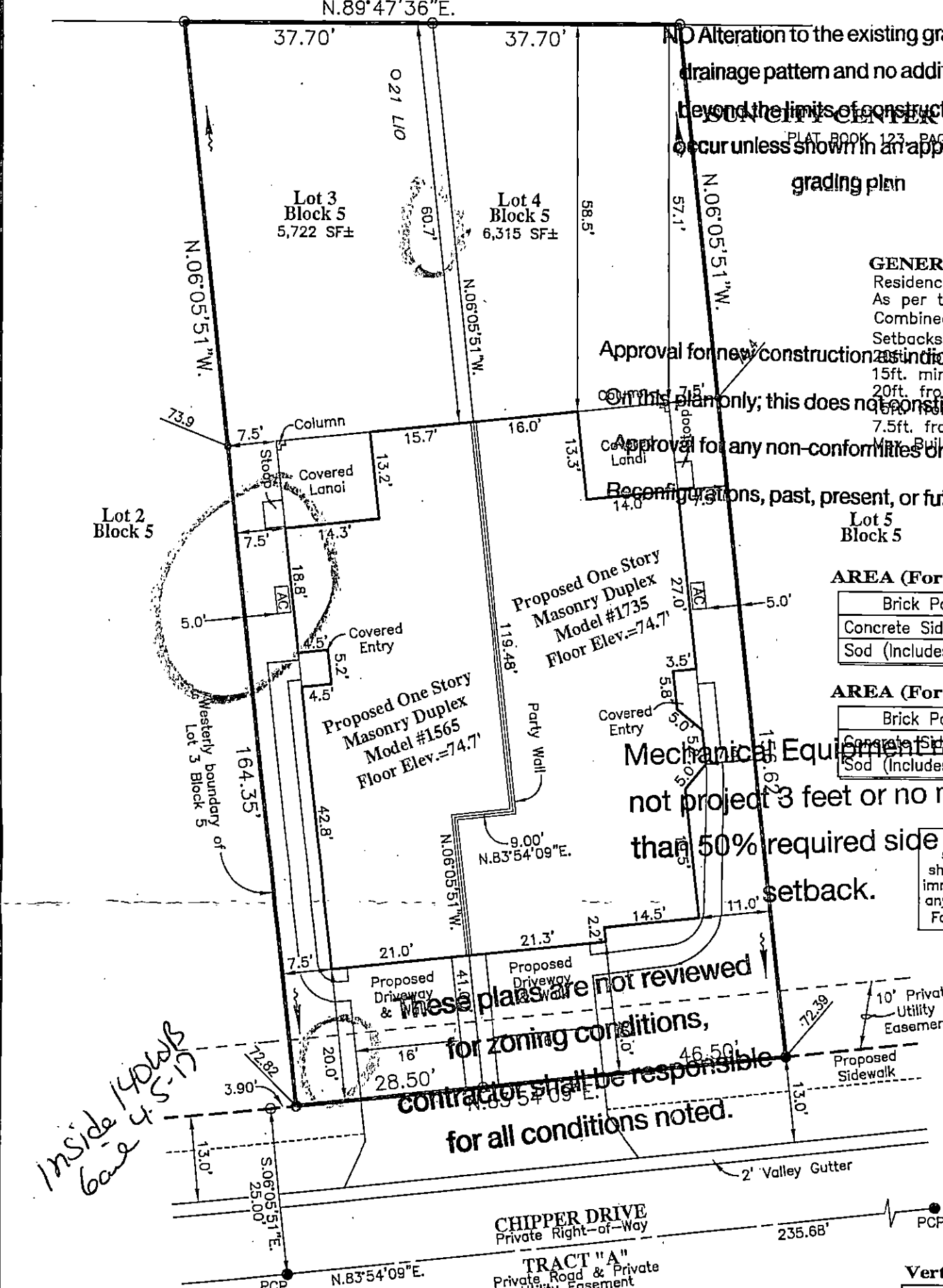


Plot Plan

Bearings are based on the westerly boundary of Lot 3, Block 5, said line bears N.06°05'51"W., per plat.



UNPLATTED
N.89°47'36"E.



GENERAL NOTES:

Residence Footprint = 4,261 Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 12,037± Square Feet
Setbacks: (Reported)
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
7.5ft. from side of unit to all boundaries
Major Building Height = 35'

AREA (For Quantity Takeoff): : Lot 3 Block 5

Brick Pavers (Driveway & Walk)	= 740 SF±
Concrete Sidewalk (In Right Of Way)	= 51 SF±
Sod (Includes Lot To Back of Curb)	= 3091 SF±

AREA (For Quantity Takeoff): : Lot 4 Block 5

Brick Pavers (Driveway & Walk)	= 735 SF±
Concrete Sidewalk (In Right Of Way)	= 145 SF±
Sod (Includes Lot To Back of Curb)	= 3563 SF±

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.

TREE NOTE:
Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

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)

PCP—Permanent Control Point
No monument found or recovered at time of survey and that the PCP location shown hereon is for informational purposes only.

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

LEGEND:

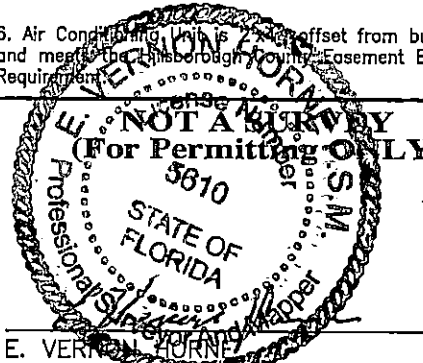
Pg.—Page	LB.—Licensed Business
R/W—Right Of Way	ST—Stoop
O.R.—Official Records Book	WM—Water Meter
P.B.—Plat Book	WV—Water Valve
Elev.—Elevation	FRH—Fire Hydrant
SF—Square Feet	RCM—Reclaimed Water Meter
Conc.—Concrete	RCV—Reclaimed Water Valve
BP—Brick Paver	TEB—Telephone Box
SW—Sidewalk	EB—Electric Box
CI—Curb Inlet	CTB—Cable Television Box
GTI—Grote Top Inlet	LF—Light Pole
MES—Mitered End Section	SSM—Storm Sewer Manhole
RCP—Reinforced Conc. Pipe	SSM—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	EHC—Electric Handhole
P.K.—Parker Kalon Nail	COO—Clean Out
SIR—Set 5/8" Iron Rod LB7768	ICV—Irrigation Control Valve
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
FIP—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
FCM—Found Concrete Monument	AE—Access Easement
REF—Reference	LB.E.—Landscape Buffer Easement
PRM—Permanent REF. Monument	R.W.E.—Raw Water Well Easement
PCP—Permanent Control Point	OWS—Water Service
P.D.U.E.—Private Drainage Utility Easement	DFD—Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	10.0—Proposed Design Grade
	110.2—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 survey.
- 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 and 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 to be offset from building 0.5' and meet the Hillsborough 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 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 3 and 4, Block 5, 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: 03/17/17	Dwg: 3/4_Block 5_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

Inside 1403 E 5th Ave base 4-5-17