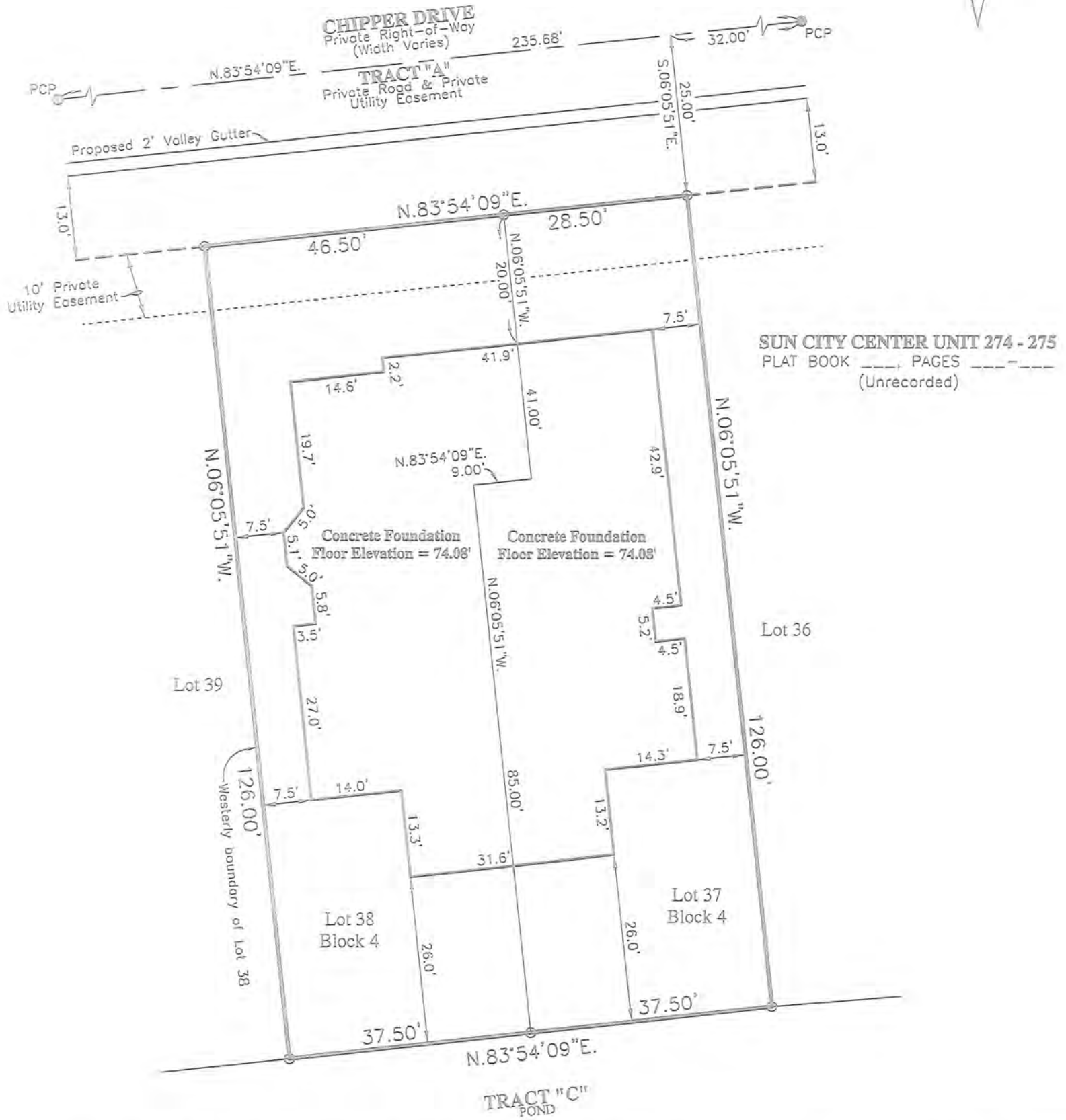


GENERAL NOTES:

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
 Max Building Height = 35'

Boundary Survey

This Boundary Survey is based on a plat that has not been either approved nor submitted to Hillsborough County, Florida and is subject to change



LEGEND:

Pg. -Page	L.B. -Licensed Business
R/W -Right Of Way	BFP -Backflow Preventer
O.R. -Official Records Book	W -Water Meter
P.B. -Plot Book	WV -Water Valve
Elev. -Elevation	FD -Fire Hydrant
SF -Square Feet	RCW -Reclaimed Water Meter
Conc. -Concrete	RCV -Reclaimed Water Valve
BP -Brick Paver	T -Telephone Box
SW -Side Walk	EB -Electric Box
CI -Curb Inlet	CTB -Cable Television Box
GTI -Grate Top Inlet	LP -Light Pole
MES -Mitered End Section	SSM -Storm Sewer Manhole
RCP -Reinforced Conc. Pipe	SSM -Sanitary Sewer Manhole
PVC -Polyvinyl Chloride	EH -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	S -Sign
FIR -Found 5/8" Iron Rod	A/C -Air Conditioner
LB148 (Unless Noted Otherwise)	P.U.E. -Public Utility Easement
FIP -Found 1/2" Iron Pipe	C.U.E. -County Utility Easement
LB148 (Unless Noted Otherwise)	D.E. -Drainage Easement
FPK -Found P.K. Nail	L.M.E. -Lake Maintenance Easement
FPKD -Found P.K. Nail & Disk	C.E. -Conservation Easement
FCM -Found Concrete Monument	A.E. -Access Easement
REF -Reference	L.B.E. -Landscape Buffer Easement
PRM -Permanent REF. Monument	R.W.E. -Raw Water Well Easement
PCP -Permanent Control Point	W.S. -Water Service
P.D.U.E. -Private Drainage Utility Easement	D.F.D. -Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	10.0 -Proposed Design Grade
	10.2 -As-Built/Existing Grade

REVISIONS

Description	Date	Dwn.	Ch'd	P.C.	Order No.	Field Book
Foundation	09/17/14	DJW	WEL	CK	~	2014-43/47
Correct FFE	09/18/14	DJW	WEL	~	~	~

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plat plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon 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 Plat Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275. (Unrecorded)
- Due to the property being under construction, no boundary corners were recovered.

Last Date of Field Survey: 09/12/14

This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 47, Florida Administrative Code, pursuant to Section 472.020, Florida Statutes.

WILLIAM LUCAS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER
 LS5782

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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 37 and 38, Block 4, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book ____, Pages ____ through ____ inclusive, in the Public Records of Hillsborough County, Florida. (Unrecorded)

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



Drawn: SF	Checked: WEL	P.C.: ~	Date File: ~
Date: 05/05/14	Dwg: 37-38_FND.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		

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.

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
 Max Building Height = 35'

DIMENSION NOTE:
 Proposed building dimensions shown hereon are of the exterior.

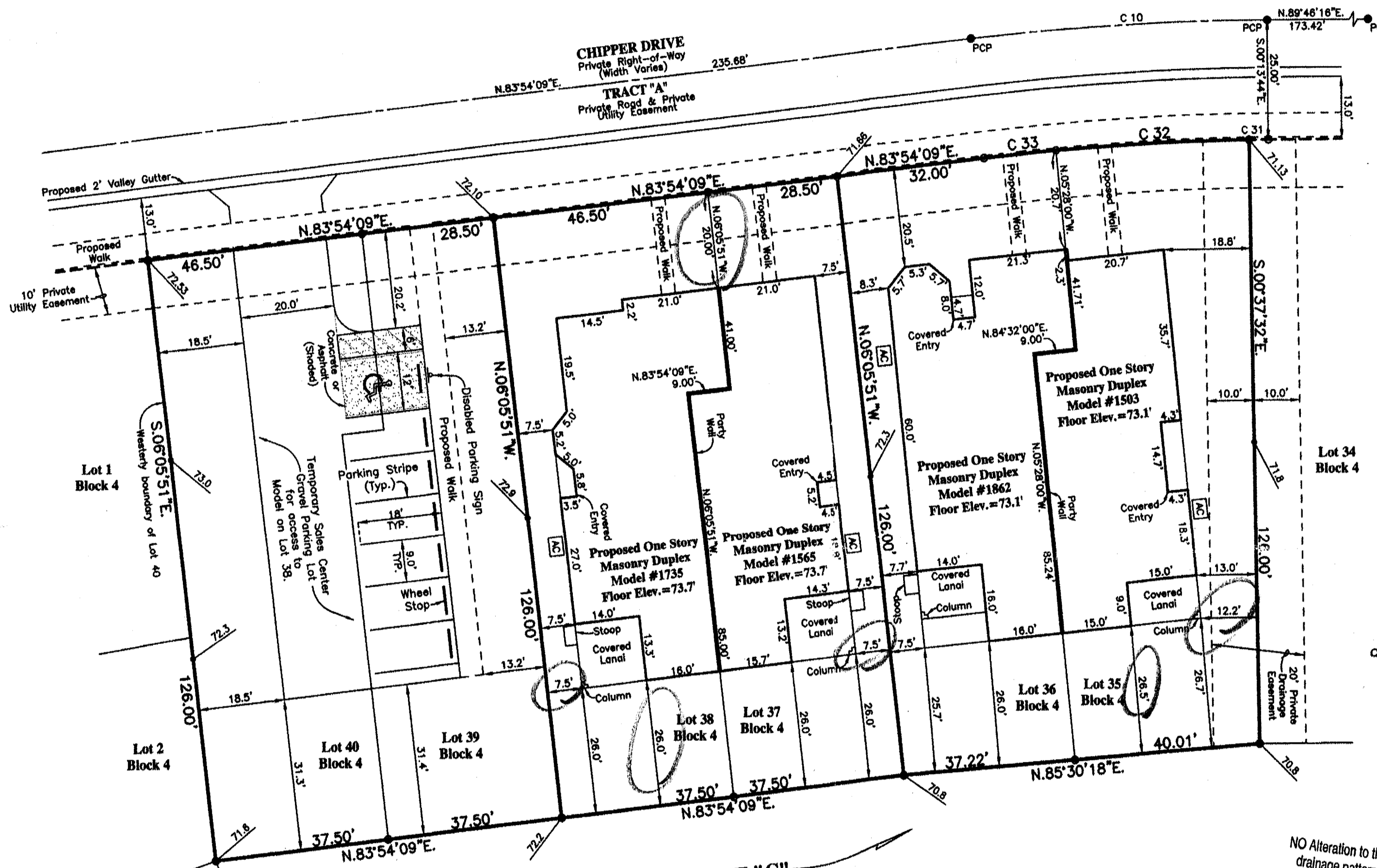
MODEL CENTER PLAN

DESCRIPTION: Lots 35, 36, 37, 38, 39 and 40, Block 4, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book _____, Pages _____ through _____ inclusive, in the Public Records of Hillsborough County, Florida. (Unrecorded)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	625.00	05°52'07"	64.02	63.99	N.86°50'12"E
31	600.00	07°23'48"	4.15	4.15	S.89°34'22"W
32	600.00	03°58'53"	41.69	41.69	S.87°23'01"W
33	600.00	01°29'26"	15.61	15.61	S.84°38'52"W

Bearings are based on the Westerly boundary of Lot 40, SUN CITY CENTER UNIT 274 - 275, said line bears S.06°05'51"E., per plat.



SUN CITY CENTER UNIT 274 - 275
 PLAT BOOK _____, PAGES _____
 (Unrecorded)

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

Mechanical equipment may not project 3 feet or no more than 50% required side yard

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.

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

Inside 140 PM 6-30-2014

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.

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'.

GENERAL NOTES:
 1. Building footprints, shown hereon provided by client.
 2. Garage elevations are 4" (0.33') below proposed floor elevation shown.
 3. For Driveway & Apron widths refer to Urban Drives detail per Manatee County Transportation Department Highway & Drainage Standards.

SURVEYOR'S NOTES:
 1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.

2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
 3. 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 0.82' to the elevation.

4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEDT DESIGN.
 5. This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275. (Unrecorded)

LEGEND:

GI - Grate Top Inlet	CI - Curb Inlet
NCS - No Corner Set (Under Construction)	LDC - Land Development Code
FPLE - Florida Power and Light Easement	PS - Proposed Stormwater Flow
LB - Licensed Business	LWA - Landscape and Wall Area
R/W - Right Of Way	BP - Backflow Preventer
O.R. - Official Records Book	WM - Water Meter
P.B. - Plat Book	WV - Water Valve
Pg. - Page	FI - Fire Hydrant
Elev. - Elevation	ACW - Reclaimed Water Meter
SF - Square Feet	ACV - Reclaimed Water Valve
Conc. - Concrete	TE - Telephone Box
SW - Side Walk	EB - Electric Box
CI - Curb Inlet	CT - Cable Television Box
GI - Grate Top Inlet	LP - Light Pole
MES - Mitered End Section	SM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SS - Sanitary Sewer Manhole
FIP - Found 5/8" Iron Rod	EH - Electric Handhole
FPK - Found 1/2" Iron Pipe	COO - Clean Out
FPK - Found P.K. Nail	ICV - Irrigation Control Valve
SIR - Set 1/2" Iron Rod LB7768	Sign
SPKD - Set P.K. & Disk LB7768	A/C - Air Conditioner
FIR - Found 5/8" Iron Rod	P.U.E. - Public Utility Easement
FIP - Found 1/2" Iron Pipe	U.E. - Utility Easement
FPK - Found P.K. Nail	D.E. - Drainage Easement
FPKD - Found P.K. Nail & Disk	FCM - Found Concrete Monument
FCM - Found Concrete Monument	I.E. - Irrigation Easement
REF - Reference	L.M.E. - Lake Maintenance Easement
PRM - Permanent REF. Monument	C.E. - Conservation Easement
PCP - Permanent Control Point	A.E. - Access Easement
46.1B - Existing Elevation	D.U.E. - Drainage & Utility Easement
46.1C - Proposed Elevation	LWA - Landscape and Wall Area

(Note: Some items in above legend may not be applicable)

This Model Center Plan is based on a plat that has not been either approved nor submitted to Hillsborough County, Florida and is subject to change

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.

NAVD88

**SUN CITY CENTER UNIT 274-275
 LOTS 35-40 MODEL CENTER PLAN
 NOT A BOUNDARY SURVEY**

Last Date of Field Survey: _____

This Model Center Plan is Prepared For: **MINTO COMMUNITIES**

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

NOT A BOUNDARY SURVEY
 (For Permitting Only)

WILLIAM E. YUBA
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 155782

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: SF Checked: WEL P.C.: ~ Data File: ~
 Date: 05/05/14 Dwg: Parking Lot (35-40)_PP.dwg Order No.: MIN-SC-
 Section 18 - Township 32 South - Range 20 East