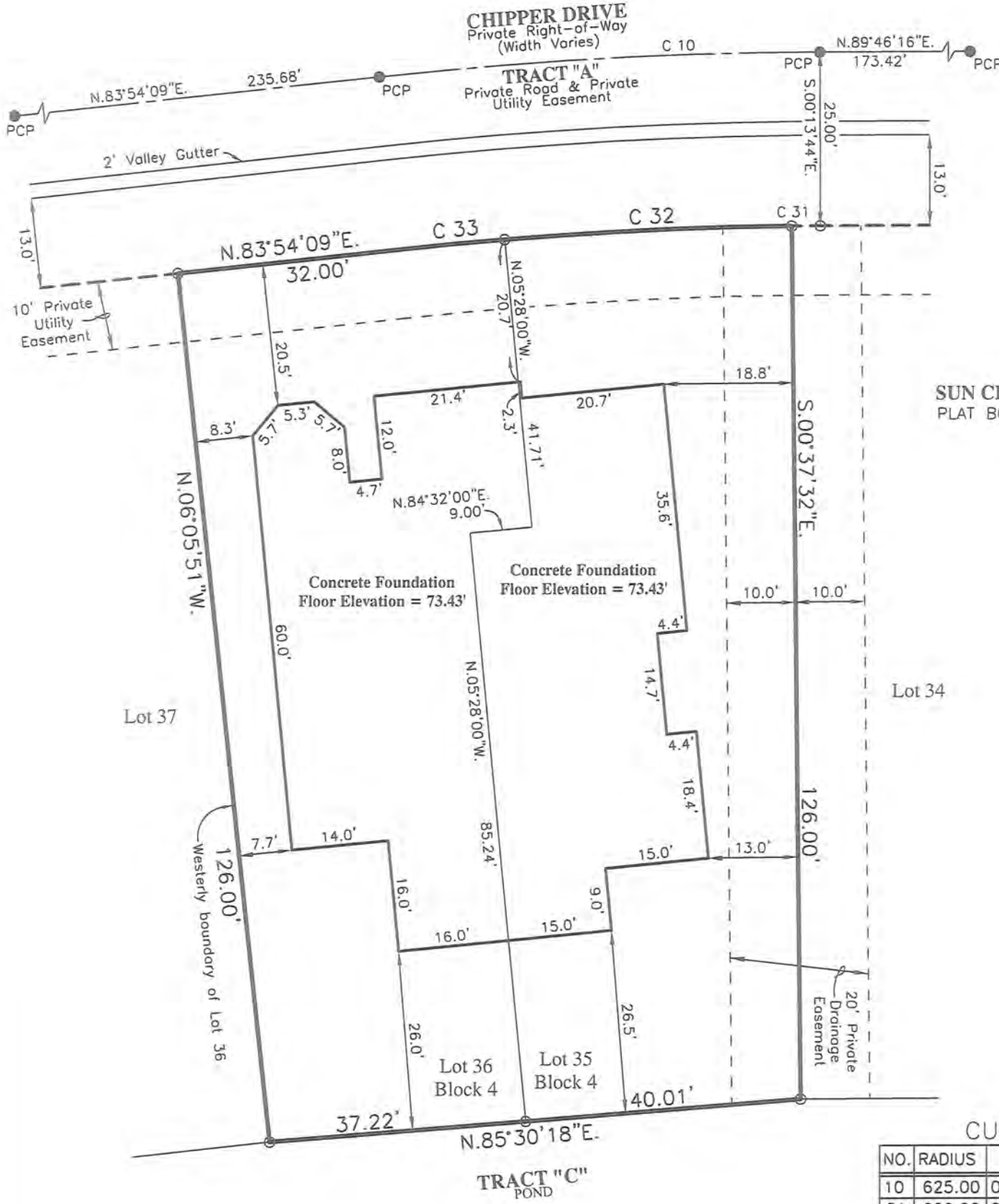
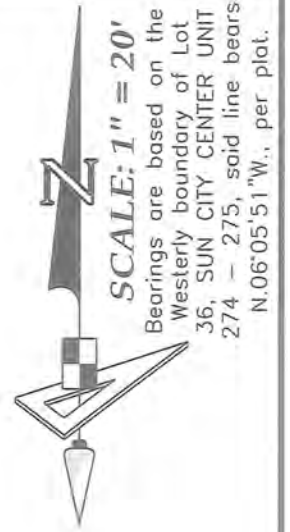


# Boundary Survey

**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'

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



SUN CITY CENTER UNIT 274 - 275  
 PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_  
 (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	00°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.

**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. - Plat Book	WV - Water Valve
Elev. - Elevation	FH - Fire Hydrant
SF - Square Feet	RCM - Reclaimed Water Meter
Conc. - Concrete	RCV - Reclaimed Water Valve
BP - Brick Paver	T - Telephone Box
SW - Side Walk	E - Electric Box
CI - Curb Inlet	CTB - Cable Television Box
GTI - Grate Top Inlet	L - Light Pole
MES - Mitered End Section	SSM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SSM - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EHH - Electric Handhole
P.K. - Parker Kalon Nail	CO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	b - 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. - Drainage Flow Direction
(Note: Some items in above legend may not be applicable)	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 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. (Unrecorded)
- Due to the property being under construction, no boundary corners were recovered.

**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 35 and 36, 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

**Last Date of Field Survey:** 09/17/14

This certifies that a survey of the herein 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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**WILLIAM E. LUCAS**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5782

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

**REVISIONS**

Description	Date	Dwn.	Ck'd	P.C.	Order No.	Field Book
Foundation	09/26/14	HM	WEL	CK	MIN-SC-104 MIN-SC-105	2014-43/51

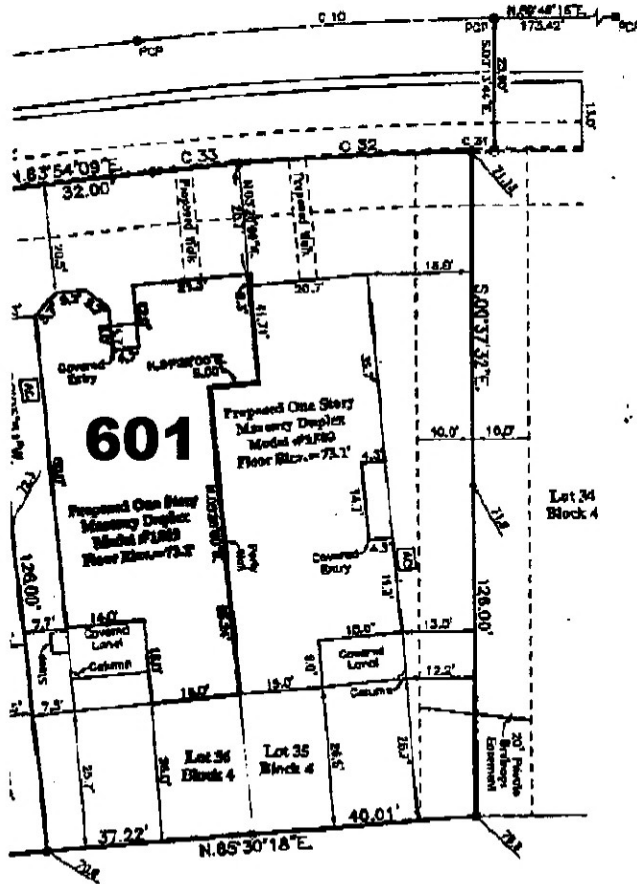
Drawn: SF	Checked: WEL	P.C.: ~	Data File: ~
Date: 05/03/14	Dwg: 35-36_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

recorded in Plat Book \_\_\_\_\_ Pages \_\_\_\_\_ through \_\_\_\_\_  
 inclusive, in the Public Records of Hillsborough  
 County, Florida. (Unrecorded)

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ANG	CHORD	BEARING
10	625.00	106°22'47"	44.00	63.99	N.87°50'12"E
31	600.00	100°22'48"	4.18	4.18	S.89°34'22"W
		P=53°	41.89	41.89	S.87°23'01"W
		P=28°	16.44	16.61	S.84°38'02"W

**TEMPORARY**



SUN CITY CENTER UNIT 274 - 275  
 PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_  
 (Unrecorded)

Bearings are based on the Wackerly boards  
 of Lot 40, SUN CITY CENTER UNIT 274 -  
 275, said line bears S.06°03'31\"/>



**SCALE: 1" = 20'**

**TEMPORARY**

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

Prepared For: **MINTO COMMUNITIES**

REVISIONS				
Date	Dwn	Ch'd	P.C.	Order No.

NOT A BOUNDARY SURVEY  
 (For Professional Use Only)

**WILLIAM E. LUCAS**  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 No. 55782

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

**GeoPoint**  
 Surveying, Inc.

1408 E. 5th Avenue Phone: (813) 248-8888  
 Tampa, Florida 33605 Fax: (813) 248-3288  
 www.geopointsurvey.com Local Office: New-LL 798

Drawn: [ ] Checked: [ ] P.C.: [ ] Date Filed: [ ]  
 Date: 05/06/14 Date Plotted: [ ] Order No.: MN-00-  
 Section 18 - Township 32 South - Range 20 East



# 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)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
10	625.00	05°52'07"	84.02	63.99	N.86°50'12" E.
31	600.00	00°23'48"	4.15	4.15	S.89°34'22" W.
32	600.00	03°59'53"	41.69	41.69	S.87°23'01" W.
33	600.00	01°29'26"	15.61	15.61	S.84°38'52" W.

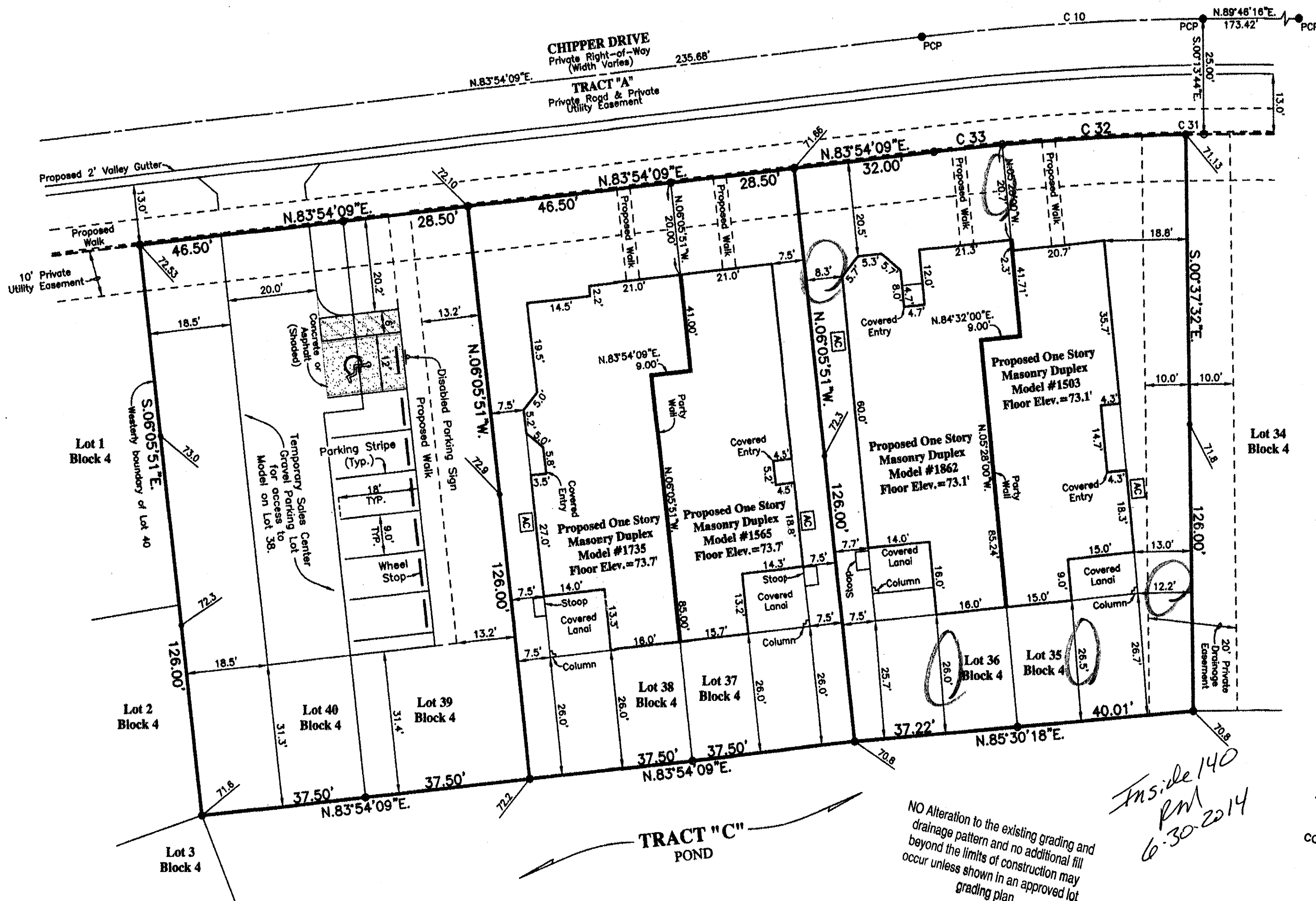
Bearings are based on the Westerly boundary of Lot 40, SUN CITY CENTER UNIT 274 - 275, said line bears S.06°05'51"E., per plat.

SCALE: 1" = 20'

**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.



**FLOOD ZONE:**  
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0878H 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 0.92' 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:**

GN - Grate Top Inlet	LC - Curb Inlet
NCS - No Corner Set (Under Construction)	LD - 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	BPP - Backflow Preventer
O.R. - Official Records Book	W - Water Valve
P.B. - Plat Book	WV - Water Valve
Pg. - Page	F - Fire Hydrant
Elev. - Elevation	ACM - Reclaimed Water Meter
SF - Square Feet	ACW - Reclaimed Water Valve
Conc. - Concrete	T - Telephone Box
SW - Side Walk	E - Electric Box
CI - Curb Inlet	CT - Cable Television Box
GI - Grate Top Inlet	L - Light Pole
MES - Mitred End Section	SM - Storm Sewer Manhole
RCP - Reinforced Conc. Pipe	SS - Sanitary Sewer Manhole
PVC - Polyvinyl Chloride	EH - Electric Handhole
P.K. - Parker Kalon Nail	CO - Clean Out
SIR - Set 1/2" Iron Rod LB7788	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7788	S - Sign
FIR - Found 5/8" Iron Rod	A/C - Air Conditioner
FIP - Found 1/2" Iron Pipe	P.U.E. - Public Utility Easement
FPK - Found P.K. Nail	U.E. - Utility Easement
FKD - Found P.K. Nail & Disk	D.E. - Drainage Easement
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
46.18 - Proposed Elevation	D.U.E. - Drainage & Utility Easement
46.11 - Existing 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**

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

NOT A BOUNDARY SURVEY  
(For Permitting Only)

**WILLIAM E. LUBAS**  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
No. 1435782

NOT VALID WITHOUT THE SIGNATURE AND 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 7788

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