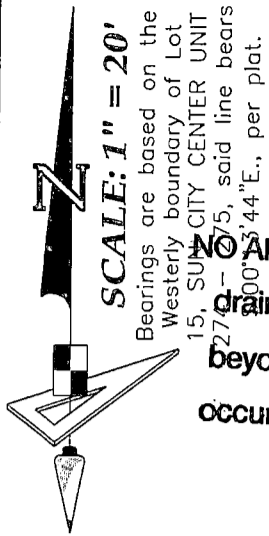


Plot Plan

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

These plans are not reviewed for zoning conditions, UNPLATTED 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

GENERAL NOTES:

Residence Footprint = 4,262 Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 11,718± Square Feet
Combined Sod Area = 5,790± Square Feet

Setbacks: (Reported)

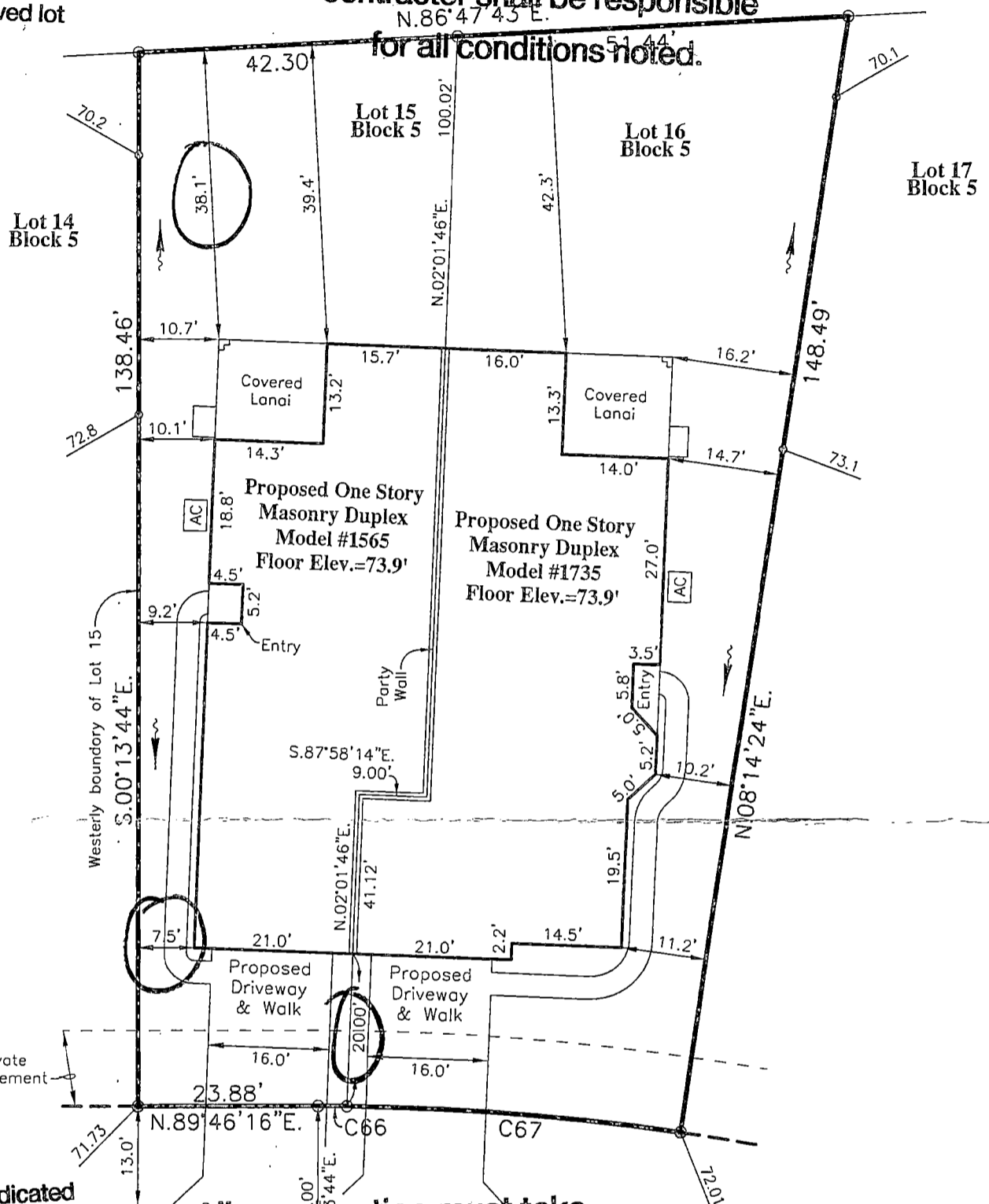
20ft. from all edge of pavement
15ft. minimum distance between buildings
20ft. from front of unit to all boundaries
15ft. from rear of unit to all boundaries
7.5ft. from side of unit to all boundaries
Max Building Height = 35'

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

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

*Inside 140WB
Gate 11.26.14*



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 the information shown hereon. Failure to do so will be at user's sole risk.

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

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	300.00'	123°07'14"	644.66'	527.59'	S 28°40'07" E
C66	325.00'	0°40'17"	3.81'	3.81'	S 89°53'38" E
C67	325.00'	7°47'38"	44.20'	44.20'	S 85°39'31" E

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

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	TB - 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	EHO - Electric Handhole
P.K. - Parker Kolon Nail	COO - Clean Out
SIR - Set 5/8" Iron Rod LB7768	ICV - Irrigation Control Valve
SPKD - Set P.K. & Disk LB7768	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	OWS - 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

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 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.
- 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.

WILLIAM E. LUCAS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5782
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE 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 15 and 16, 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: SF	Checked: WEL	P.C.: ~	Data File: ~
Date: 11/12/14	Dwg: 15-16_PP.dwg	Order No.: MIN-SC-080	MIN-SC-081
SEC. 18 - TWN. 32 S. - RNG. 20 E.			Field Bk: ~