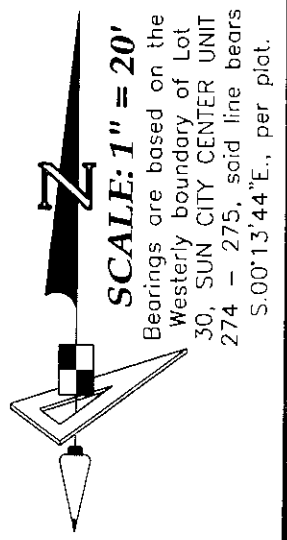


**GENERAL NOTES:**

Residence Footprint = 4,173 Square Feet  
 As per the plans furnished by the builder.  
 Combined Lot Area = 11,058± Square Feet  
 Combined Sod Area = 5892± 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'

# 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



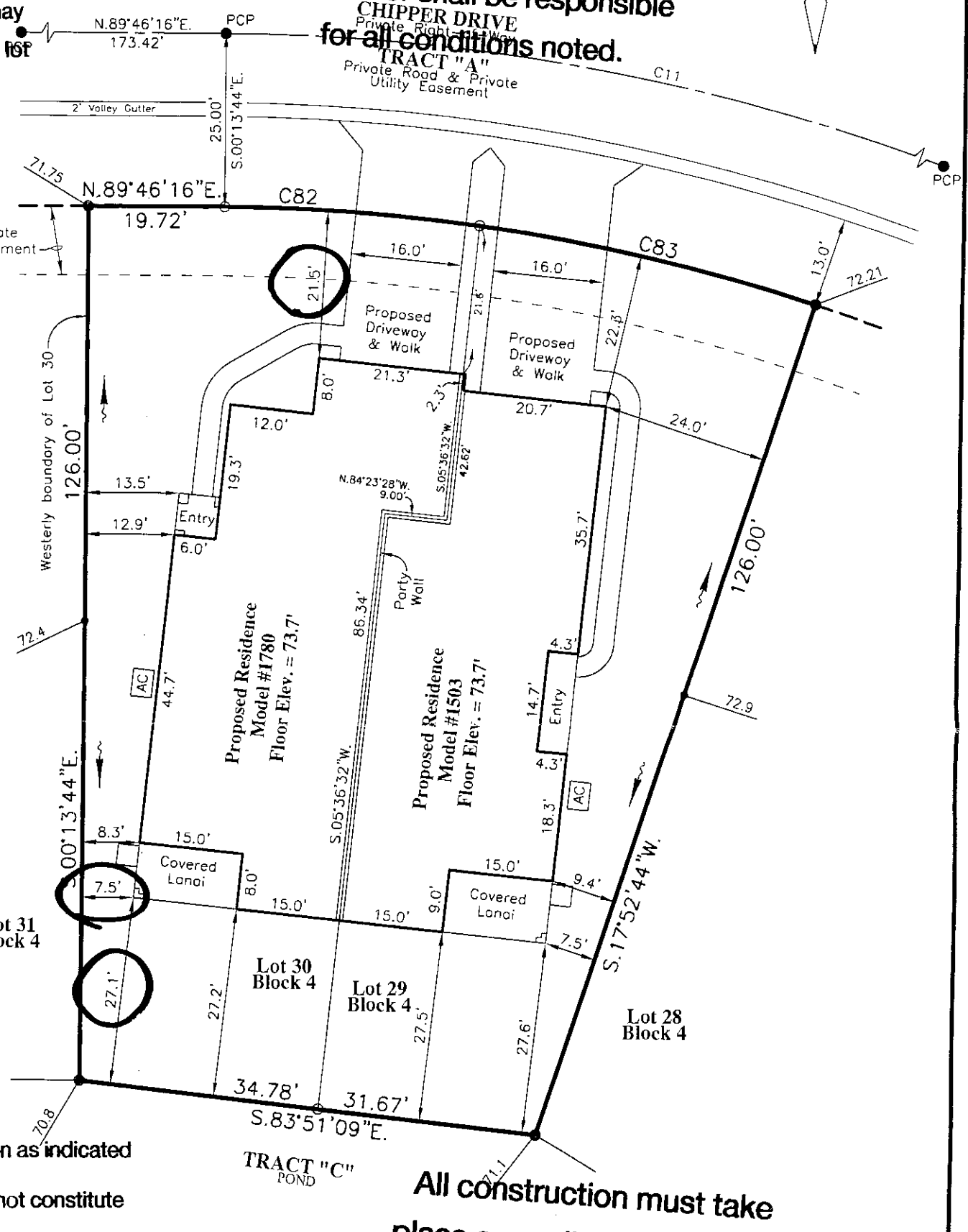
**DIMENSION NOTE:**

Proposed building dimensions shown hereon are of the exterior. **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 grading plan**

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

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

*Handwritten note:* 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 information shown hereon. Failure to do so will be at user's sole risk.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	CHORD	BEARING
C11	300.00'	123°07'14"	644.66'	S 28°40'07" E
C82	275.00'	7°42'48"	10.23'41"	N 77°19'06" W
C83	275.00'	10°23'41"	49.89'	N 77°19'06" W

Approval for new construction as indicated

On this plan only, this does not constitute

Approval for any non-performities or lot

Reconfigurations, past, present, or future

**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 HEIDT DESIGN.  
 5. This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275

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

**PREPARED FOR:**

MINI-TECH SERVICES, 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:** VERONA  
 Lots 29 and 30, Block 4,  
 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



**NOT A SURVEY (FOR PERMITTING ONLY)**

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

**REVISIONS**

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

Drawn: SF	Checked: WEL	P.C.: ~	Dota File: ~
Date: 11/14/14	Dwg: 29-30_PP.dwg	Order No.: MIN-SC-074	MIN-SC-075
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		