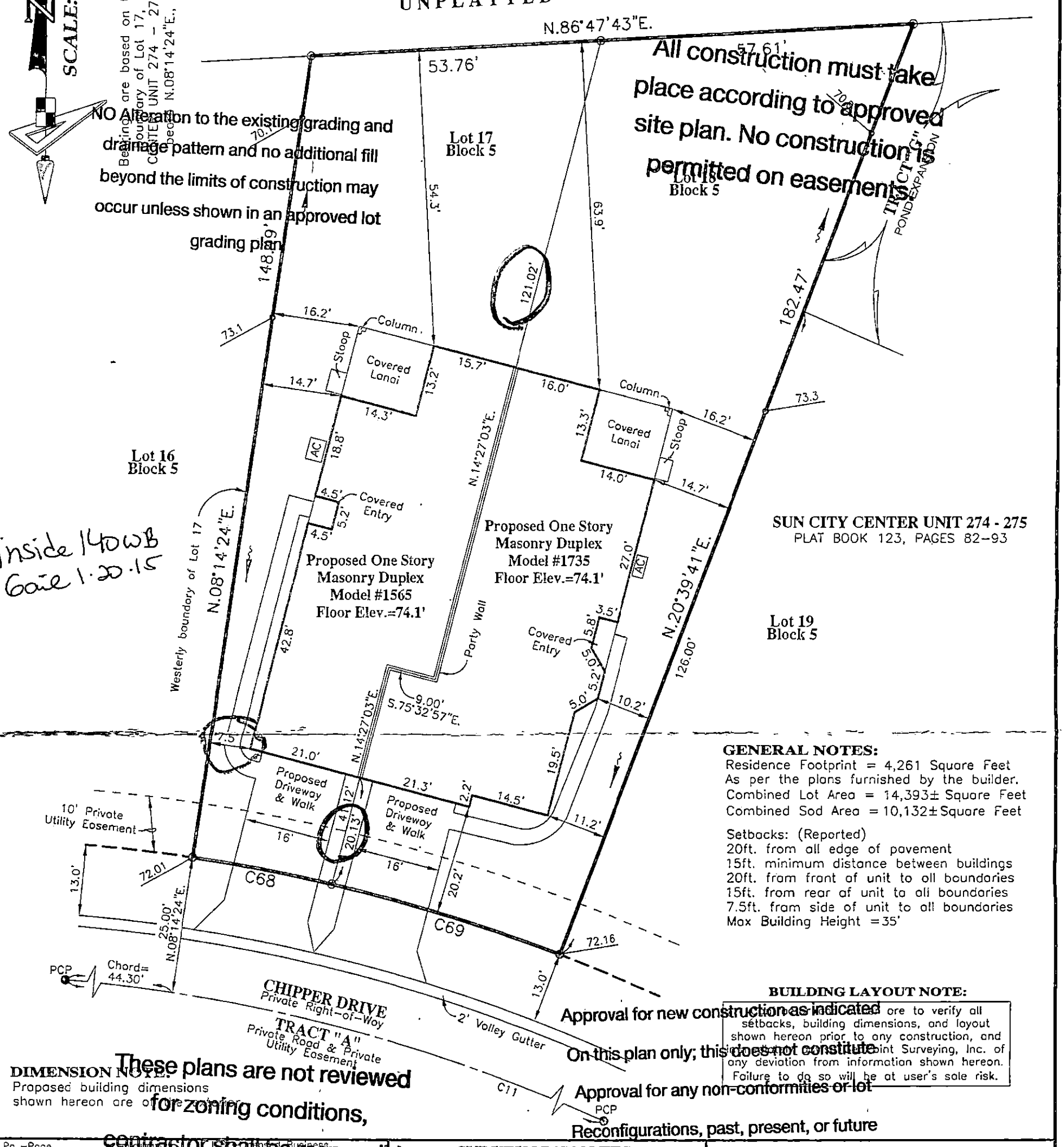
# Plot Plan

SCALE: 1" = 20'

Bearings are based on the Westerly boundary of Lot 17, SUN CITY CENTER UNIT 274 - 275, said line bears N.08°14'24"E., per plat.

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|---|---|---|---|---|---|
| 11 | 300.00 | 123°07'14" | 644.66 | 527.59 | S.28°40'07"E. |
| 68 | 325.00 | 04°37'26" | 26.23 | 26.22 | S.79°26'53"E. |
| 69 | 325.00 | 04°37'26" | 26.23 | 26.22 | S.79°26'53"E. |




inside 140WB
Gaie 1.20.15

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

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.

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

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

**GENERAL NOTES:**
Residence Footprint = 4,261 Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 14,393± Square Feet
Combined Sod Area = 10,132± 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'

**BUILDING LAYOUT NOTE:**
[illegible] are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and [illegible] GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

**DIMENSION NOTE:**
Proposed building dimensions shown hereon are of [illegible]

**LEGEND:**
Pg. –Page
R/W –Right Of Way
O.R. –Official Records Book
P.B. –Plat Book
Elev. –Elevation
SF –Square Feet
Conc. –Concrete
BP –Brick Paver
SW –Sidewalk
CI –Curb Inlet
GTI –Grate Top Inlet
MES –Mitered End Section
RCP –Reinforced Conc. Pipe
PVC –Polyvinyl Chloride
P.K. –Parker Kalon Nail
SIR –Set 5/8" Iron Rod LB7768
SPKD –Set P.K. & Disk LB7768
FIR –Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)
FIP –Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)
FPK –Found P.K. Nail
FPKD –Found P.K. Nail & Disk
FCM –Found Concrete Monument
REF –Reference
PRM –Permanent REF. Monument
PCP –Permanent Control Point
P.D.U.E. –Private Drainage Utility Easement
(Note: Some items in above legend may not be applicable)

BFP –Backflow Preventer
M –Water Meter
–Water Valve
RCM –Reclaimed Water Meter
RCV –Reclaimed Water Valve
T –Telephone Box
E –Electric Box
C –Cable Television Box
–Light Pole
D –Storm Sewer Manhole
S –Sanitary Sewer Manhole
EHH –Electric Handhole
CO –Clean Out
ICV –Irrigation Control Valve
–Sign
A/C –Air Conditioner
P.U.E. –Public Utility Easement
C.U.E. –County Utility Easement
D.E. –Drainage Easement
L.M.E. –Lake Maintenance Easement
C.E. –Conservation Easement
A.E. –Access Easement
L.B.E. –Landscape Buffer Easement
R.W.E. –Raw Water Well Easement
WS –Water Service
–Drainage Flow Direction
10.0 –Proposed Design Grade
10.2 –As-Built/Existing Grade

**REVISIONS**

| Description | Date | Dwn. | Ck'd | P.C. | Order No. | Field Book |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

**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.

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 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 17 and 18, 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.

VERONA


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: WEL | P.C.: | Data File: |
| Date: 11/13/14 | Dwg: 13-14_PP.dwg | | Order No.: MIN-SC-078 MIN-SC-079 |
| SEC. 18 – TWN. 32 S.– RNG. 20 E. | | | Field Bk: |