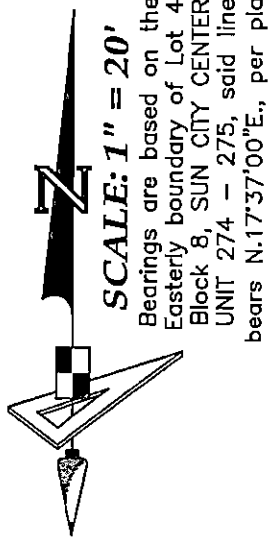
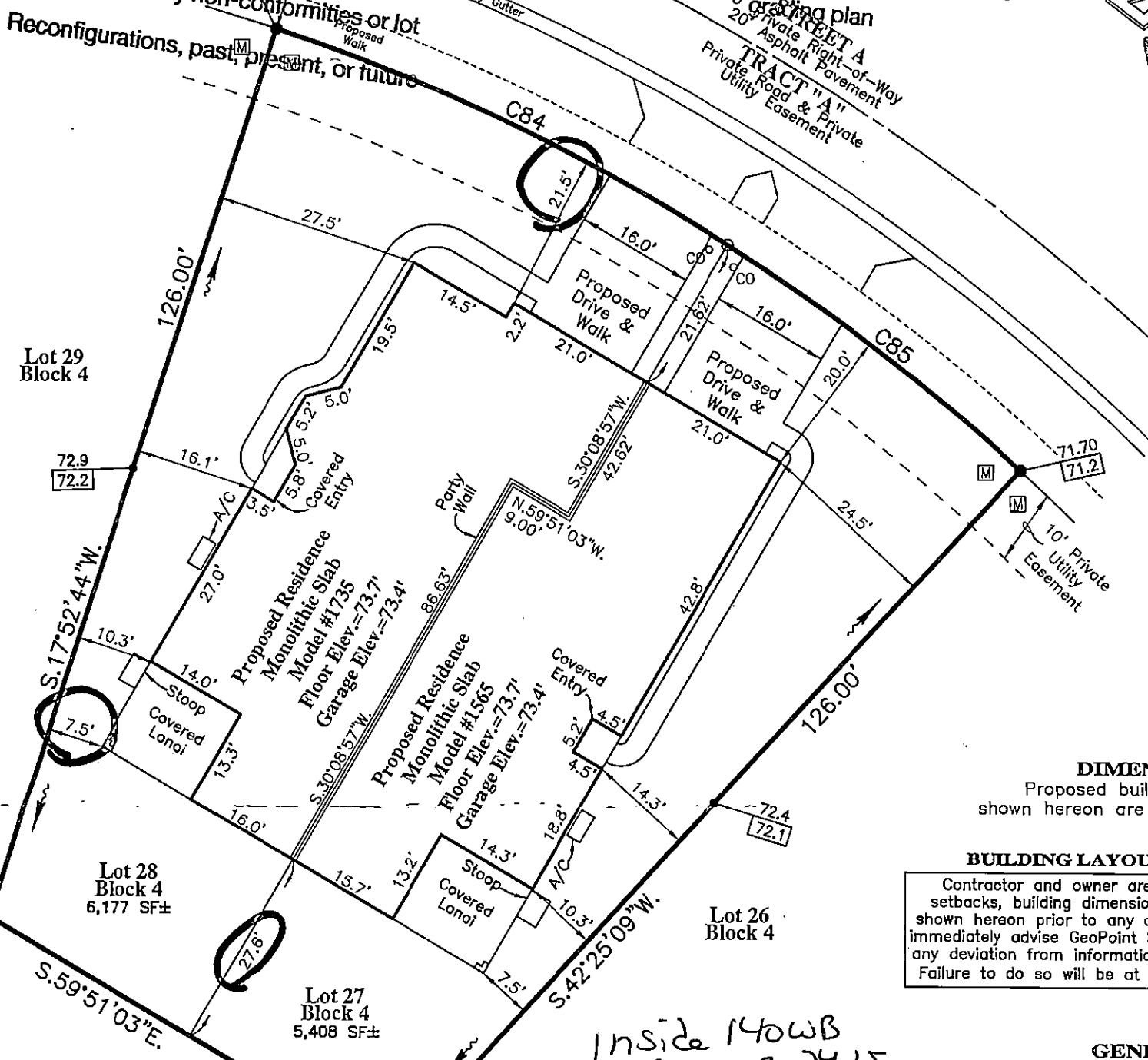


Plot Plan



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

50' grading plan
 20' Private Right-of-Way
 Asphalt Pavement
 Private Road & Private
 Utility Easement



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

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.

GENERAL NOTES:
 Residence Footprint = 4,100± Square Feet
 As per the plans furnished by the builder.
 Combined Lot Area = 11,585± Square Feet
 Combined Sod Area = 5,782± 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
 (5.0ft. from side of unit to all boundaries for single family homes)
 Max Building Height = 35'

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

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

Inside 140WB Case 3-24-15

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	300.00'	123°07'14"	644.66'	527.59'	S 28°40'07" E
C84	275.00'	10°23'41"	49.89'	49.82'	N 52°46'41" W
C85	275.00'	10°23'41"	49.89'	49.82'	N 52°46'41" W

LEGEND:

Pg.—Page	LB.—Licensed Business
R/W—Right Of Way	ST—Stoop
O.R.—Official Records Book	M—Water Meter
P.B.—Plot Book	X—Water Valve
Elev.—Elevation	—Fire Hydrant
SF—Square Feet	RCM—Reclaimed Water Meter
Conc.—Concrete	RCV—Reclaimed Water Valve
BP—Brick Paver	—Telephone Box
SW—Sidewalk	—Electric Box
CI—Curb Inlet	—Cable Television Box
GTI—Grate Top Inlet	—Light Pole
MES—Mitered End Section	—Storm Sewer Manhole
RCP—Reinforced Conc. Pipe	—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	—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	—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.—Drainage Easement
FPK—Found P.K. Nail	L.M.E.—Lake Maintenance Easement
FFKD—Found P.K. Nail & Disk	C.—Conservation Easement
FCM—Found Concrete Monument	—Access Easement
REF—Reference	LB.E.—Landscape Buffer Easement
PRM—Permanent REF. Monument	R.W.E.—Row Water Well Easement
PCP—Permanent Control Point	OWS—Water Service
P.D.U.E.—Private Drainage Utility Easement	—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 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.

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: Lot 27 & 28, 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

Drawn: SF | Checked: WEL | P.C.: ~ | Data File: ~
 Date: 03/12/15 | Dwg: 27-28_Block 4_PP.dwg | Order No.: MIN-SC-102
 SEC. 18 - TWN. 32 S. - RNG. 20 E. | Field Bk: MIN-SC-103

REVISIONS

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

NOT A SURVEY (For Permitting ONLY)

WILLIAM E. LUCAS
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 155782