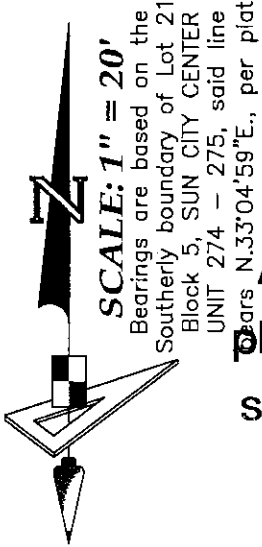


# Plot Plan

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

## 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.



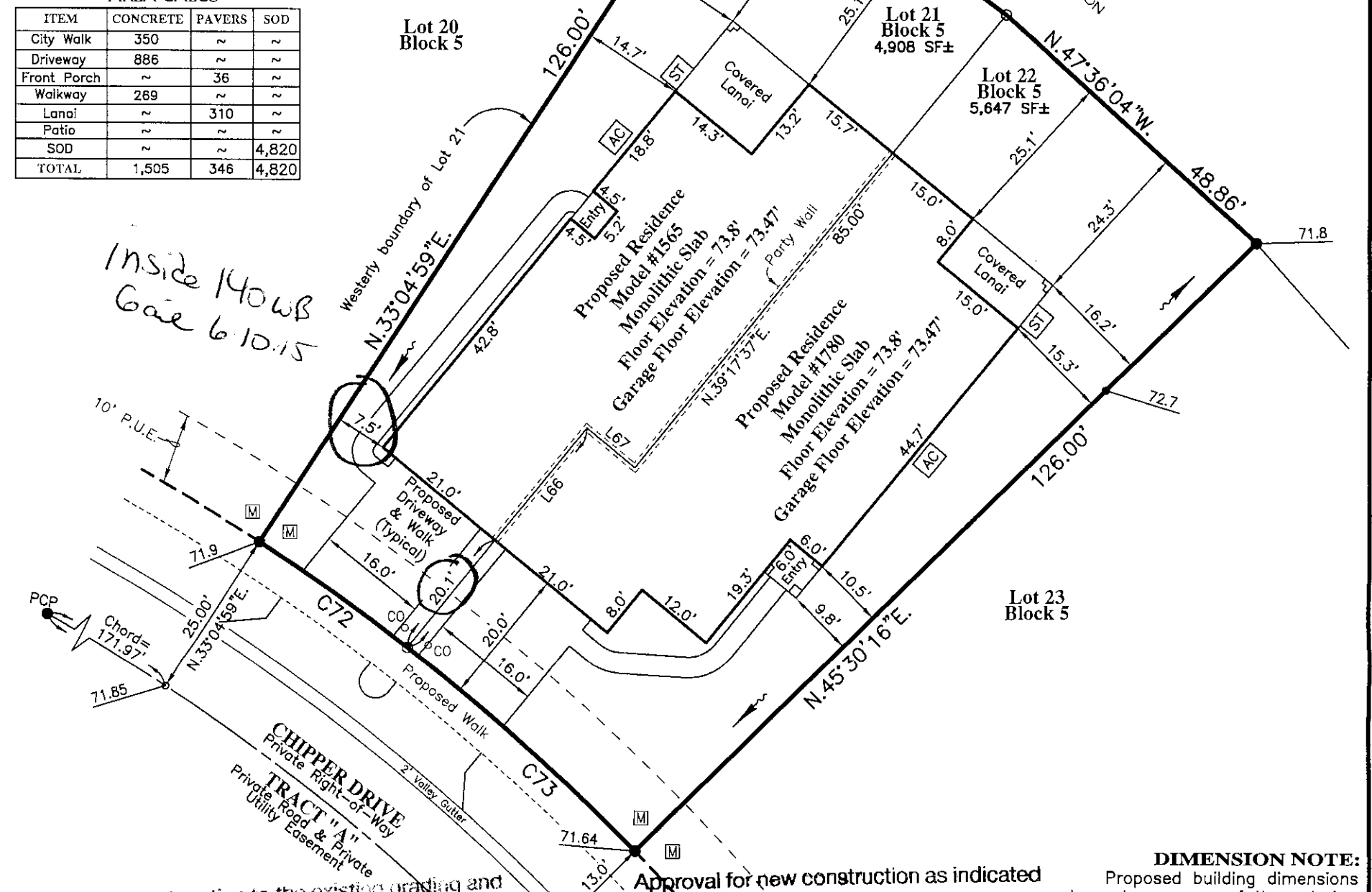
All construction must take place according to approved site plan. No construction is permitted on easements.

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

### AREA CALCS

ITEM	CONCRETE	PAVERS	SOD
City Walk	350	~	~
Driveway	886	~	~
Front Porch	~	36	~
Walkway	289	~	~
Lanai	~	310	~
Patio	~	~	~
SOD	~	~	4,820
TOTAL	1,505	346	4,820

Inside 140WB Gate 6 10.15



### LINE DATA TABLE

NO.	BEARING	CHORD
L66	N 39°17'37" E	41.12'
L67	S 50°42'23" E	9.00'

### CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	300.00'	123°07'14"	644.66'	527.59'	S 28°40'07" E
C72	325.00'	4°37'26"	26.23'	26.22'	S 54°36'19" E
C73	325.00'	7°47'51"	44.23'	44.20'	S 48°23'40" E

### LEGEND:

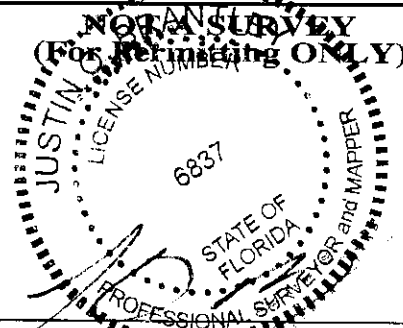
- Pg. - Page
- R/W - Right Of Way
- O.R. - Official Records Book
- P.B. - Plat Book
- Elev. - Elevation
- SF - Square Feet
- Conc. - Concrete
- ST - Stoop
- SW - Sidewalk
- CI - Curb Inlet
- GTI - Grate Tap Inlet
- MES - Mitered End Section
- RCP - Reinforced Conc. Pipe
- PVC - Polyvinyl Chloride
- P.K. - 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)
- L.B. - Licensed Business
- ST - Stoop
- W-M - Water Meter
- W-V - Water Valve
- FH - Fire Hydrant
- RCM - Reclaimed Water Meter
- RCV - Reclaimed Water Valve
- TEB - Telephone Box
- EB - Electric Box
- CTB - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSM - Sanitary Sewer Manhole
- EHH - Electric Handhole
- CO - Clean Out
- ICV - Irrigation Control Valve
- S - Sign
- AC - Air Conditioner
- P.U.E. - Private Utility Easement
- P.D.E. - Private Drainage Easement
- D.E. - Drainage Easement
- L.M.E. - Lake Maintenance Easement
- YD - Yard Drain
- A.E. - Access Easement
- L.B.E. - Landscape Buffer Easement
- R.W.E. - Raw Water Well Easement
- ST - Optional Stoop
- DFD - 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:

- 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.



JUSTIN O. BRANTLEY  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6837

### DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

### GENERAL NOTES:

- Residence Footprint = 4,208± 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'

### 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 21 & 22, 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



Drawn: SF	Checked: DJW	P.C.: ~	Data File: ~
Date: 05/22/15	Dwg: 21 & 22_Block 5_PP.dwg	Order No.: MIN-SC-124	MIN-SC-125
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		