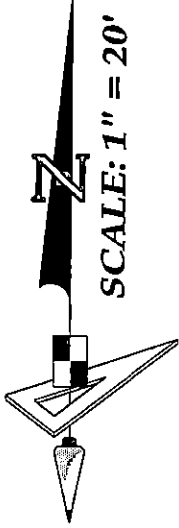


Plot Plan

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

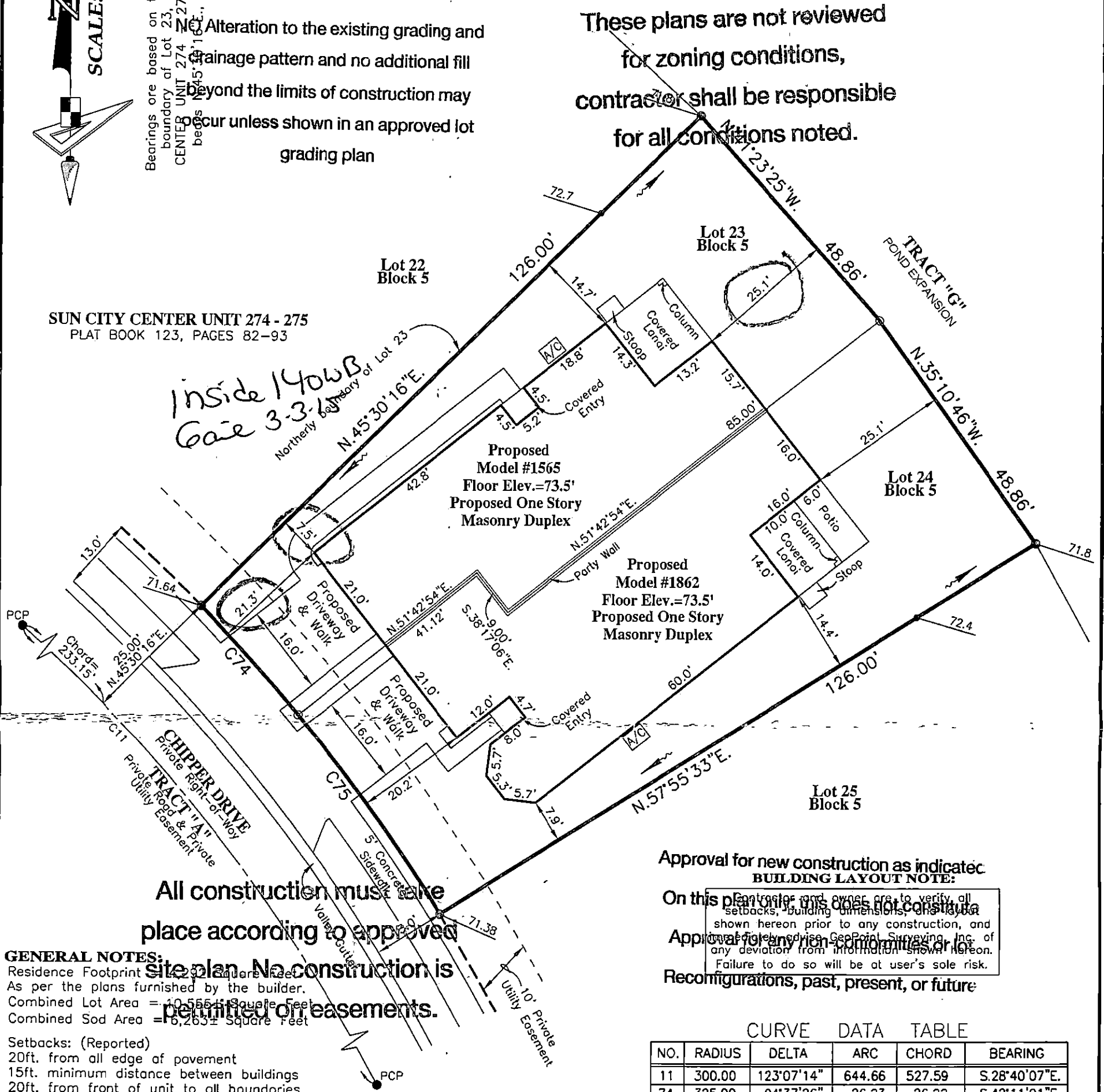


Bearings are based on the Northernly boundary of Lot 23, SUN CITY CENTER UNIT 274 - 275, said line bears N.45°30'16" E., per plat.

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

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



Inside 140WB Gate 3-3-15

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

GENERAL NOTES:
Residence Footprint = 4,292 Square Feet
As per the plans furnished by the builder.
Combined Lot Area = 10,565± Square Feet
Combined Sod Area = 6,263± 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'

Approval for new construction as indicated.
BUILDING LAYOUT NOTE:
On this plan only, this does not constitute approval for any non-conformities or for Reconstructions, past, present, or future.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	300.00	123°07'14"	644.66	527.59	S.28°40'07"E.
74	325.00	04°37'26"	26.23	26.22	S.42°11'01"E.
75	325.00	07°47'51"	44.23	44.20	S.35°58'23"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	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	FCM -Found P.K. Nail & Disk	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)	LB. -Licensed Business	BFP -Backflow Preventer	W -Water Meter	WV -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	SSMH -Sanitary Sewer Manhole	EH -Electric Handhole	CO -Clean Out	ICV -Irrigation Control Valve	S -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	OWS -Water Service	DFD -Drainage Flow Direction	10.0 -Proposed Design Grade	10.2 -As-Built/Existing Grade
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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: Lots 23 and 24, 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.

REVISIONS

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

NOT A SURVEY (For Reference ONLY)

WILLIAM E. LEGAS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5782
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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: 02/13/15	Dwg: 23-24_PP.dwg	Order No.: MIN-SC-126	MIN-SC-127
SEC. 18 - TWN. 32 S. - RNG. 20 E.			Field Bk: ~