

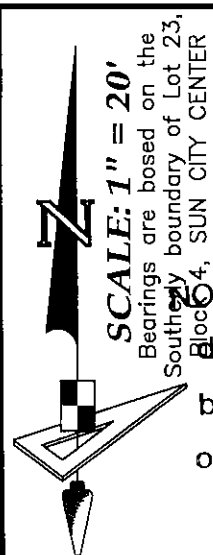
Plot Plan

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

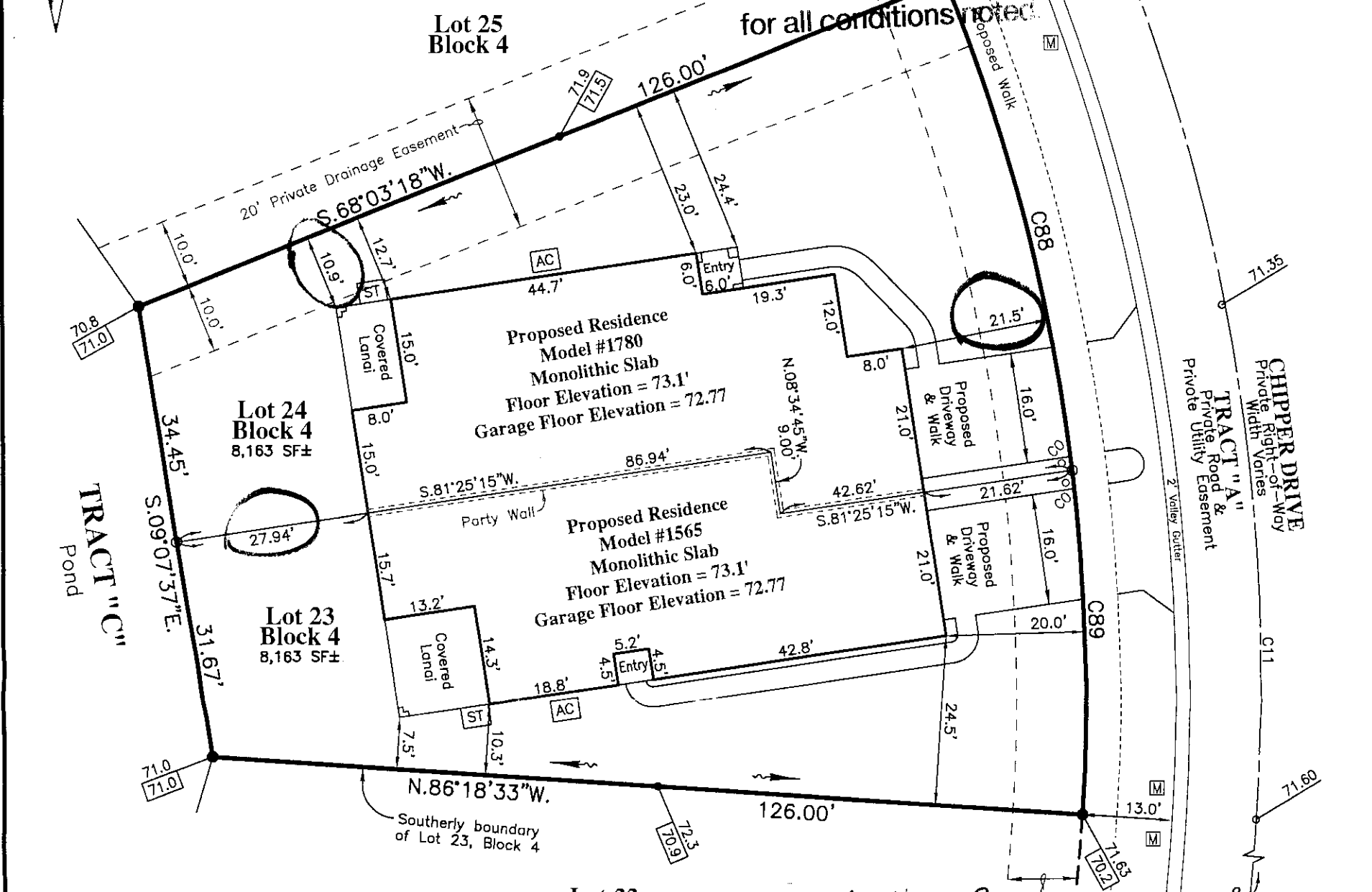
BUILDING LAYOUT NOTE:

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.

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



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.



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

GENERAL NOTES:
Residence Footprint = 4,208± Square Feet
As per the plans shown on this plot plan.

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

Lot 22 Block 4

Inside 140WB Gate 5.26.15

Setbacks: (Reported)
20ft. from all edges of lot
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'

AREA CALCS

ITEM	CONCRETE	PAVER	SOD
City Walk	621	~	~
Driveway	886	~	~
Front Porch	~	36	~
Walkway	269	~	~
Lanai	~	310	~
Patio	~	~	~
SOD	~	~	6,335
TOTAL	1,776	346	6,335

Approval for new construction as indicated on this plan only; this does not constitute approval for any non-conformities.

Reconfigurations, past, present, or future.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
		123°07'14"	644.66'	527.59'	S 28°40'07" E
C88	275.00'	15°14'29"	73.15'	72.94'	N 14°19'26" W
C89	275.00'	10°23'41"	49.89'	49.82'	N 01°30'23" W

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 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)

LEGEND:
L.B.—Licensed Business
ST—Stoop
WM—Water Meter
WV—Water Valve
FH—Fire Hydrant
RW—Reclaimed Water Meter
RWV—Reclaimed Water Valve
TB—Telephone Box
EB—Electric Box
CTB—Cable Television Box
LP—Light Pole
SM—Storm Sewer Manhole
SSM—Sanitary Sewer Manhole
EH—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
AE—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

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 Plat Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.

PREPARED FOR:

MINTO COMMUNITIES, LLC

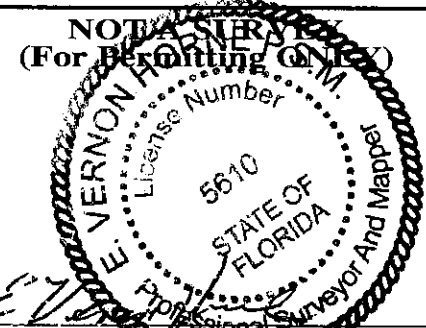
FLOOD ZONE:

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 & 24, 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.

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GeoPoint
Surveying, Inc.



E. VERNON HORNE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5610

Drawn: SF	Checked: DJW	P.C.: ~	Data File: ~
Date: 05/04/15	Dwg: 23 & 24_Block 4_PP.dwg	Order No.: MIN-SC-098	MIN-SC-099
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

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