

**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.

# Plot Plan

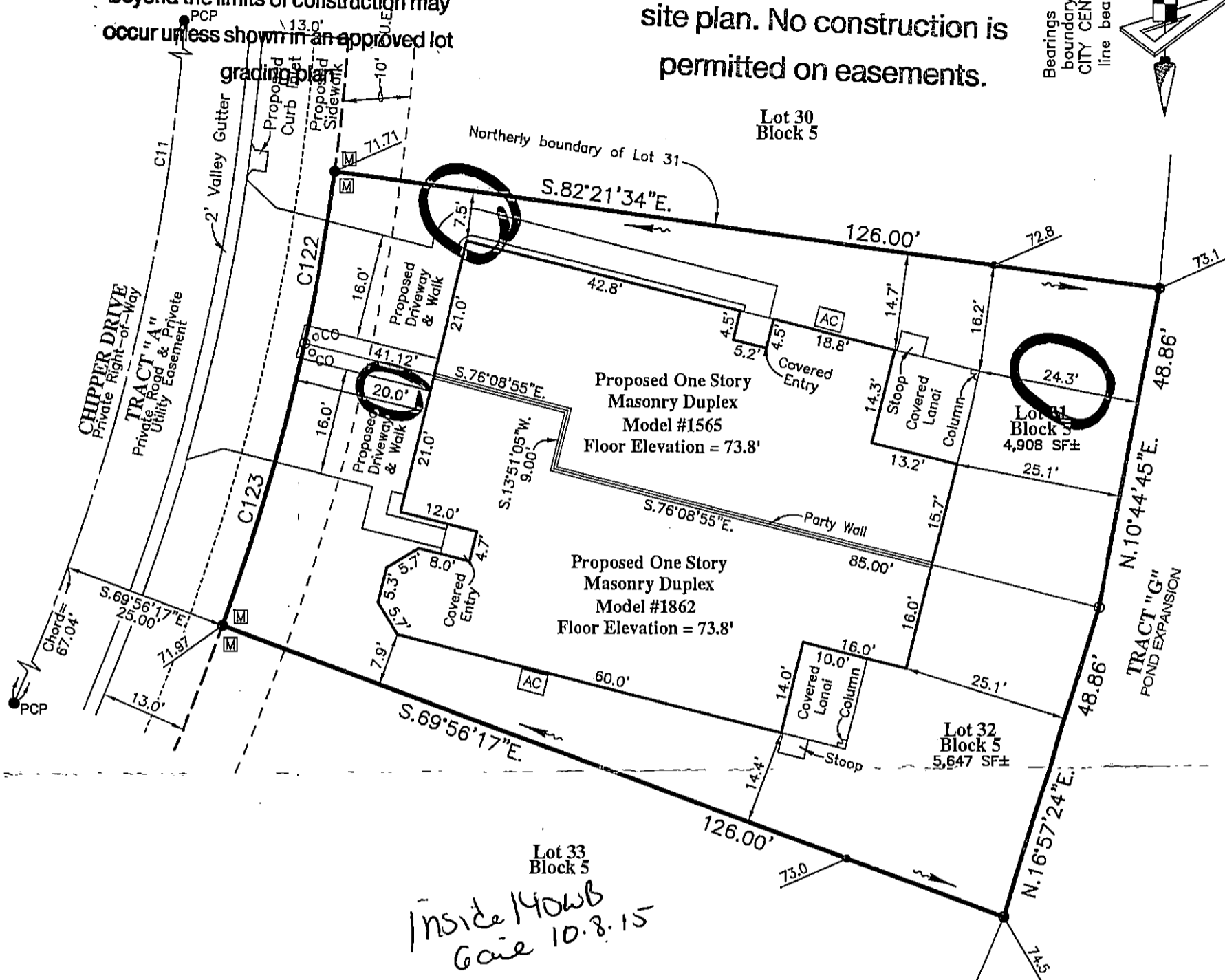
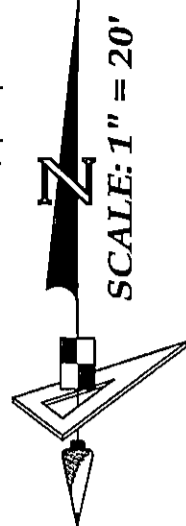
**DIMENSION NOTE:**

Proposed building dimensions shown hereon are of the exterior. **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**

PLAT BOOK 123, PAGES 82-93

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

Bearings are based on the Northerly boundary of Lot 31, Block 5, SUN CITY CENTER UNIT 274 - 275, said line bears S.82°21'34"E., per plat.



**GENERAL NOTES:**

Residence Footprint = 4,307± Square Feet  
As per the plans furnished by the builder.

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'

**AREA CALCS**

ITEM	CONCRETE	PAVERS	SOD
City Walk	350	~	~
Driveway	886	~	~
Front Porch	~	49	~
Walkway	269	~	~
Lanai	~	310	~
Patio	~	~	~
SOD	~	~	4,838
<b>TOTAL</b>	<b>1,505</b>	<b>359</b>	<b>4,838</b>

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	80.00	201°01'07"	280.67	157.32	S.81°18'41"E.
122	105.00	19°39'54"	36.04	35.86	N.47°17'28"W.
123	105.00	16°26'13"	30.12	30.02	N.65°20'32"W.

On this plan only; this does not constitute

These plans are not reviewed

**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				
L.B. - Licensed Business	ST - Stoop	W - Water Meter	WV - Water Valve	FD - Fire Hydrant	RE - Reclaimed Water Valve	AC - Reclaimed Water Valve	TE - Telephone Box	EB - Electric Box	CB - Cable Television Box	LP - Light Pole	SSM - 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	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 has 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.

**NOT A SURVEY (Permitting ONLY)**

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

**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 31 & 32, 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.

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Tampa, Florida 33605  
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Licensed Business No. LB7768

GeoPoint Surveying, Inc.

Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 09/25/15	Dwg: 31 & 32_Block 5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		