

Plot Plan

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.

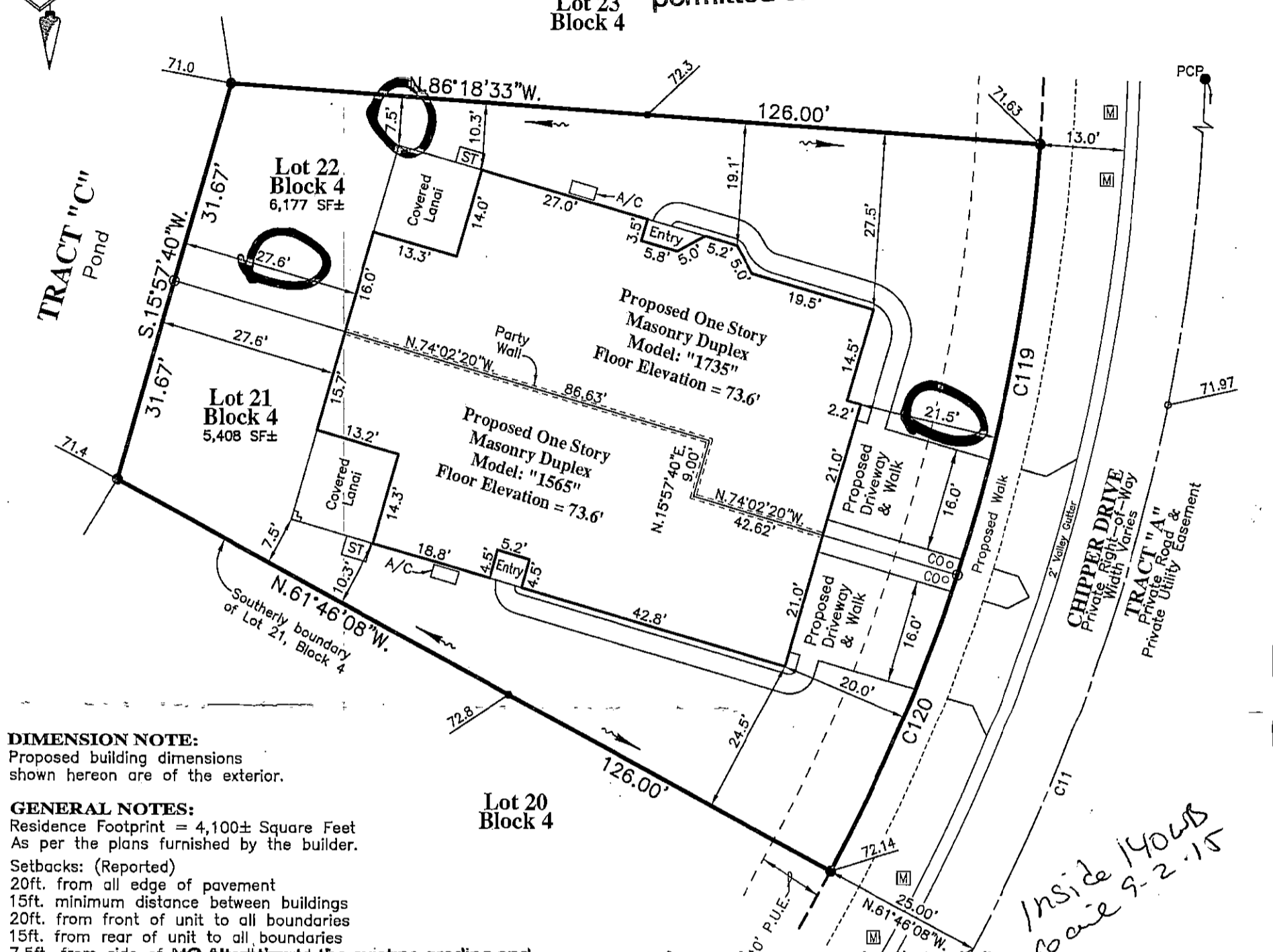
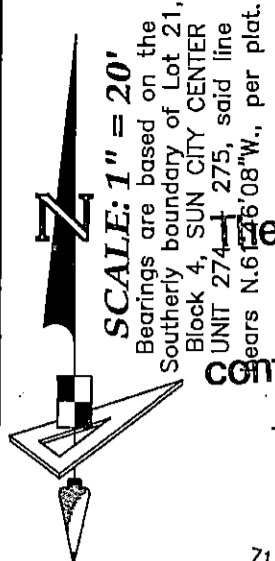
SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

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

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

Lot 23
Block 4



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

GENERAL NOTES:
Residence Footprint = 4,100± 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'

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 grading plan

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	300.00'	123°07'14"	644.66'	527.96'	103°40'00" E
C119	275.00'	14°08'44"	67.89'	67.72'	N 10°45'49" E
C120	275.00'	10°23'41"	49.89'	49.82'	N 23°02'02" E

AREA CALC

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

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
- FPKO - 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
- WM - Water Meter
- WV - Water Valve
- FD - Fire Hydrant
- RCWM - Reclaimed Water Meter
- RCWV - Reclaimed Water Valve
- EB - Electric Box
- CB - Cable Television Box
- LP - Light Pole
- SSM - Storm Sewer Manhole
- SSSM - Sanitary Sewer Manhole
- EH/HA - Electric Handhole
- CO - Clean Out
- ICV - Irrigation Control Valve
- 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

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:

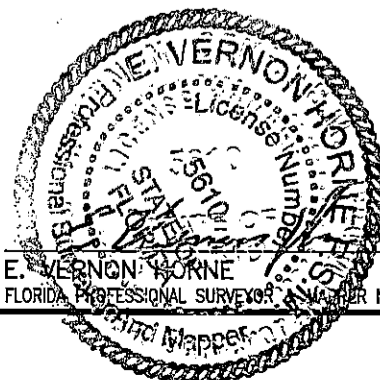
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zone "X".

DESCRIPTION: Lots 21 & 22, 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

GeoPoint
Surveying, Inc.

NOT A SURVEY
(For Permitting ONLY)



E. VERNON BORNE
FLORIDA PROFESSIONAL SURVEYOR License No. LS5610

Drawn: SF	Checked: DJW	P.C.: ~	Data File: ~
Date: 08/06/15	Dwg: 21 & 22_Block 4_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.	Field Bk: ~		

*Inside 1400B
Case 9-2-15*