

# 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.

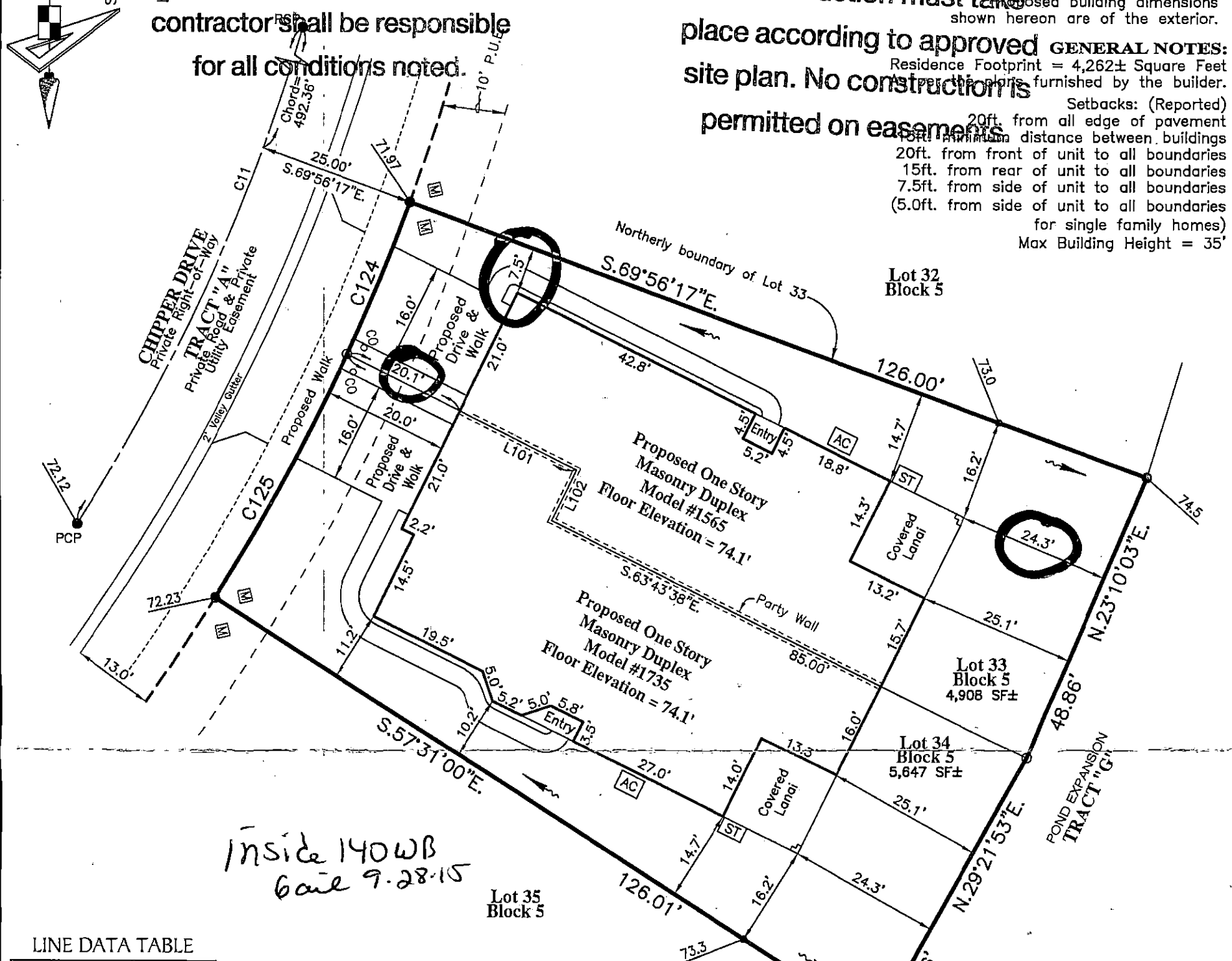
**SCALE: 1" = 20'**  
Bearings are based on the southerly boundary of Lot 33, Block 5, SUN CITY CENTER UNIT 274 - 275, said line bears S.69°56'17"E, per plat.

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

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

**GENERAL NOTES:**  
Residence Footprint = 4,262± Square Feet  
Setbacks: (Reported)  
20ft. from all edge of pavement  
10ft. 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'

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



Inside 140WB  
Gail 9.28.15

### LINE DATA TABLE

NO.	BEARING	LENGTH
L101	S 63°43'38" E	41.12'
L102	S 26°16'22" W	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
C124	325.00'	4°37'26"	26.23'	26.22'	S 22°22'26" W
C125	325.00'	4°37'26"	26.23'	26.22'	S 22°22'26" W

### AREA CALCS

ITEM	CONCRETE	PAVERS	SOD
City Walk	350	~	~
Driveway	886	~	~
Front Porch	~	~	~
Walkway	269	~	~
Lanai	~	310	~
Patio	~	~	~
SOD	~	~	4,838
TOTAL	1,505	358	4,838

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

- REVISIONS**
- | Description | Date | Dwn. | Ck'd | P.C. | Order No. | Field Book |
|-------------|------|------|------|------|-----------|------------|
|             |      |      |      |      |           |            |
|             |      |      |      |      |           |            |
|             |      |      |      |      |           |            |
|             |      |      |      |      |           |            |
- Legend:**  
Pg. - Page  
R/W - Right Of Way  
O.R. - Official Records Book  
P.B. - Plat Book  
Elev. - Elevation  
SF - Square Feet  
Canc. - Concrete  
ST - Stoop  
SW - Sidewalk  
CI - Curb Inlet  
GI - Grate 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)

**SURVEYOR'S NOTES:**  
Reconfigurations, past, present, or future

- 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 33 & 34, 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.

**NOT A SURVEY (For Permitting ONLY)**

VERNON J. MAPPET  
License Number 5610  
STATE OF FLORIDA  
Professional Surveyor and Mapper

E. VERNON J. MAPPET  
FLORIDA PROFESSIONAL SURVEYOR MAPPER NO. LS5610

1403 E. 5th Avenue  
Tampa, Florida 33605  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business No. LB7768

**GeoPoint**  
Surveying, Inc.

Drawn: SF	Checked: DJW	P.C.: ~	Data File: ~
Date: 09/09/15	Dwg: 33 & 34_Block 5_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	