

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.

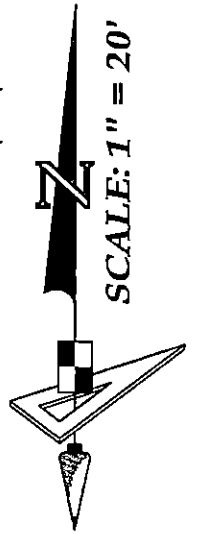
DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

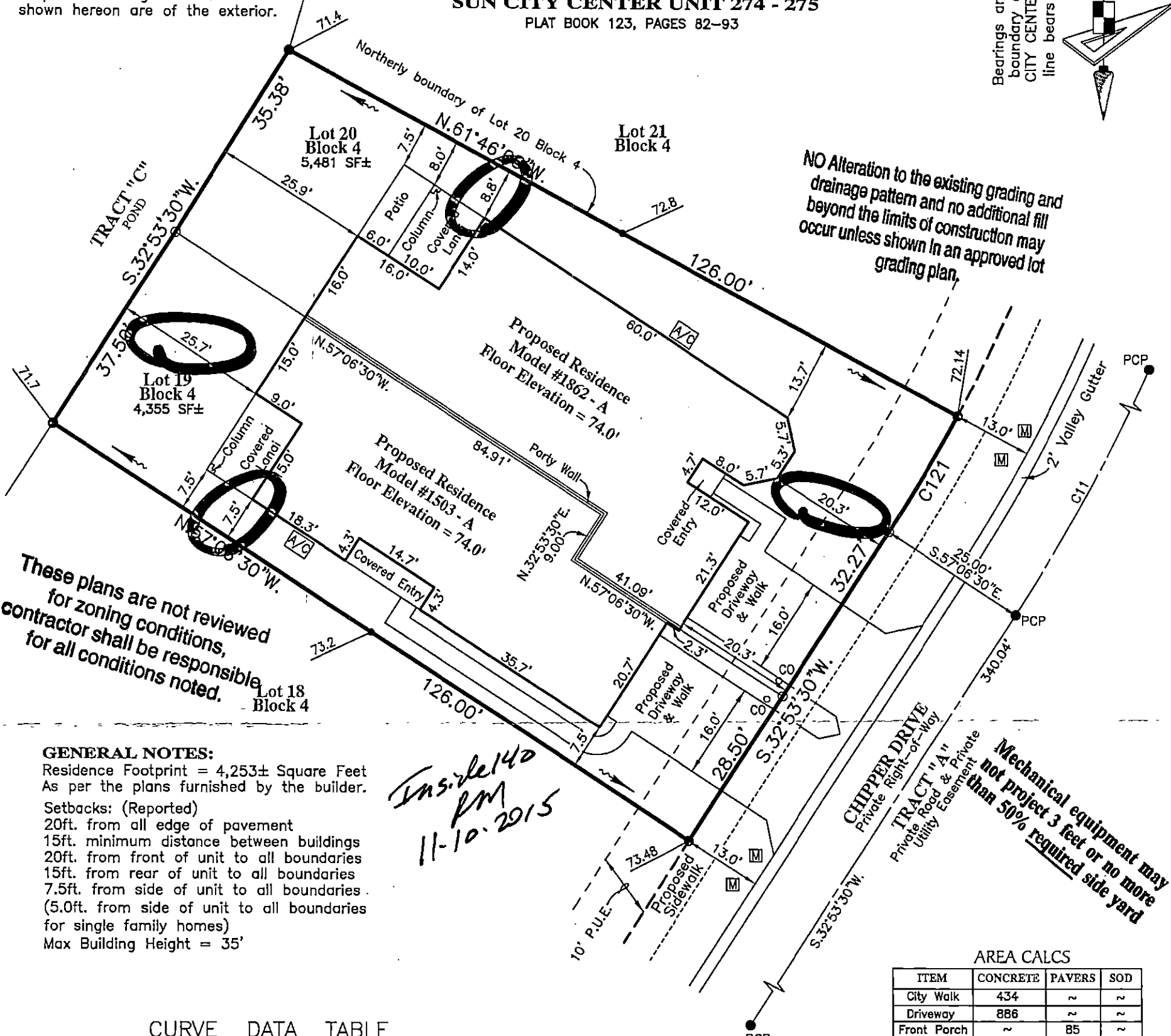
Plot Plan

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

Bearings are based on the Northernly boundary of Lot 20, Block 4, SUN CITY CENTER UNIT 274 - 275, said line bears N.61°46'08"W., per plat.



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.

GENERAL NOTES:

- Residence Footprint = 4,253± 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'

Inside 140 PM 11-10-2015

AREA CALCS

ITEM	CONCRETE	PAVERS	SOD
City Walk	434	~	~
Driveway	886	~	~
Front Porch	~	85	~
Walkway	269	~	~
Lanaí	~	310	~
Patio	~	84	~
SOD	~	~	3,515
TOTAL	1,589	479	3,515

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
11	80.00	201°01'07"	280.67	157.32	S.81°18'41"E.
121	275.00	04°39'38"	22.37	22.36	N.30°33'41"E.

LEGEND:

Pg.—Page	LB.—Licensed Business
R/W—Right Of Way	ST—Stoop
O.R.—Official Records Book	W—Water Meter
P.B.—Plat Book	WV—Water Valve
Elev.—Elevation	FC—Fire Hydrant
SF—Square Feet	RCW—Reclaimed Water Meter
Conc.—Concrete	RCV—Reclaimed Water Valve
ST—Stoop	TEB—Telephone Box
SW—Sidewalk	EB—Electric Box
CI—Curb Inlet	CTEB—Cable Television Box
GTI—Grate Top Inlet	LP—Light Pole
MES—Mitered End Section	SSM—Storm Sewer Manhole
RCP—Reinforced Conc. Pipe	SSM—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	EHH—Electric Handhole
P.K.—Parker Kalon Nail	COO—Clean Out
SIR—Set 5/8" Iron Rod LB7768	ICV—Irrigation Control Valve
SPKD—Set P.K. & Disk LB7768	S—Sign
FIR—Found 5/8" Iron Rod LB148 (Unless Noted Otherwise)	AC—Air Conditioner
FIP—Found 1/2" Iron Pipe LB148 (Unless Noted Otherwise)	P.U.E.—Private Utility Easement
FPK—Found P.K. Nail	P.D.E.—Private Drainage Easement
FCM—Found Concrete Monument	D.E.—Drainage Easement
REF—Reference	L.M.E.—Lake Maintenance Easement
PRM—Permanent REF. Monument	YD—Yard Drain
PCP—Permanent Control Point	AE—Access Easement
P.D.U.E.—Private Drainage Utility Easement	L.B.E.—Landscape Buffer Easement
(Note: Some items in above legend may not be applicable)	R.W.E.—Raw Water Well Easement

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:

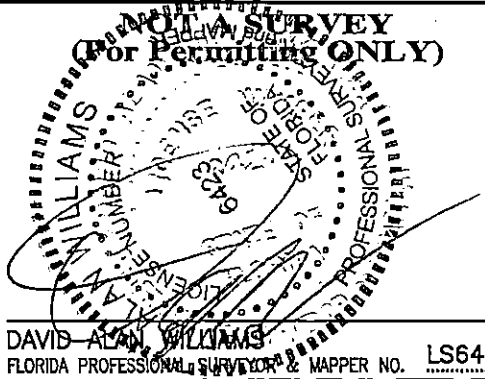
MINTO COMMUNITIES, LLC

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 19 & 20, 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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DAVID ALAN WILLIAMS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6423**

REVISIONS

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

Drawn: DJW	Checked: DAW	P.C.: ~	Data File: ~
Date: 10/16/15	Dwg: 19 & 20_Block 4_PP.dwg	Order No.: ~	
SEC. 1B - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	