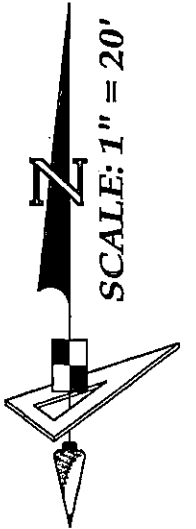


# Plot Plan

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

Bearings are based on the Southerly boundary of Lot 40, Block 5, said line bears S.57°06'30"E., per plat.



**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'

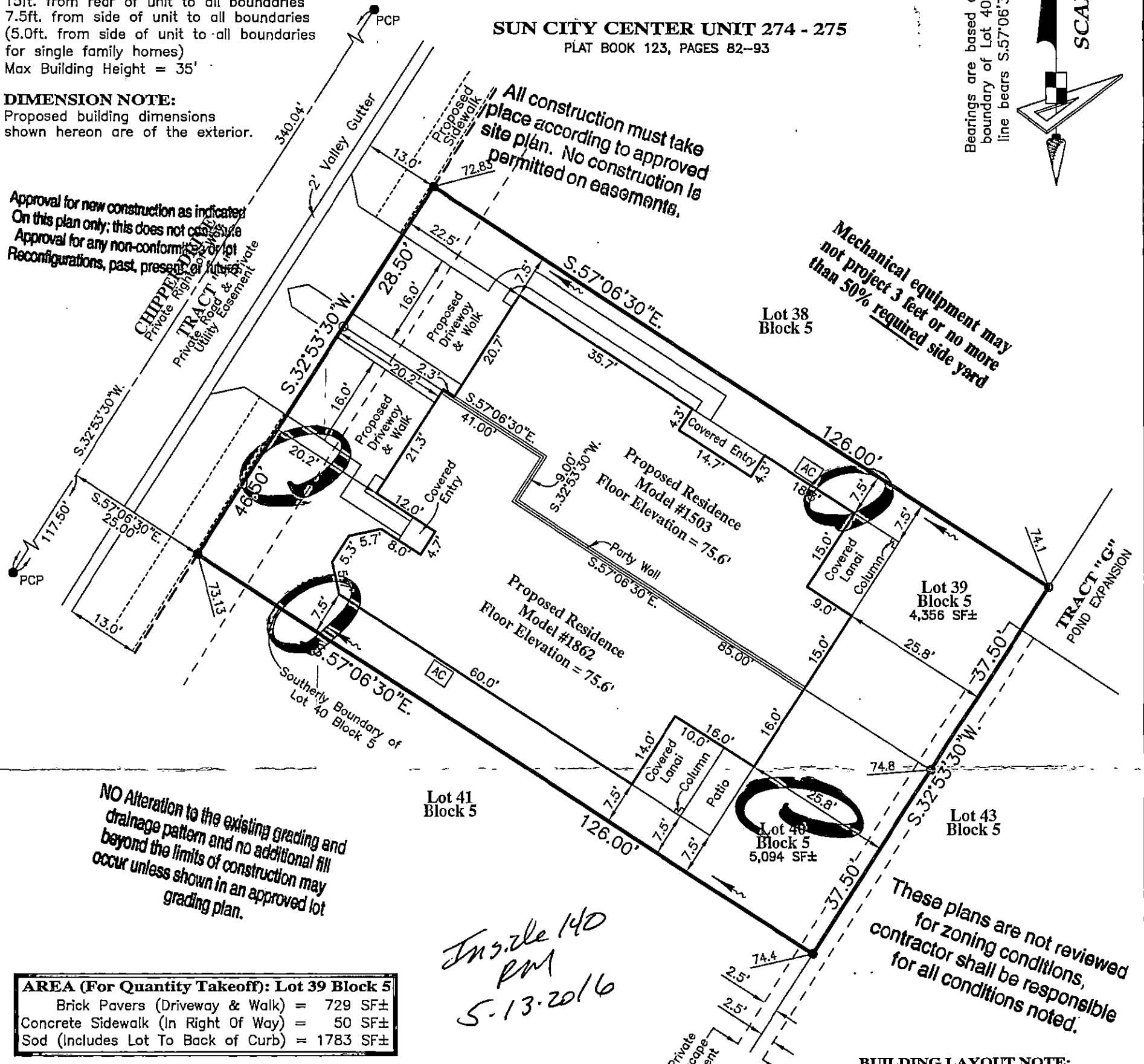
**DIMENSION NOTE:**

Proposed building dimensions shown hereon are of the exterior.

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

Mechanical equipment may not project 3 feet or no more than 50% required side yard

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.



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 grading plan.

*Inside 140 PM  
5.13.2016*

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

**AREA (For Quantity Takeoff): Lot 39 Block 5**  
Brick Pavers (Driveway & Walk) = 729 SF±  
Concrete Sidewalk (In Right Of Way) = 50 SF±  
Sod (Includes Lot To Back of Curb) = 1783 SF±

**AREA (For Quantity Takeoff): Lot 40 Block 5**  
Brick Pavers (Driveway & Walk) = 593 SF±  
Concrete Sidewalk (In Right Of Way) = 142 SF±  
Sod (Includes Lot To Back of Curb) = 2427 SF±

**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.

LEGEND:		L.B. - Licensed Business	
Pg. - Page	R/W - Right Of Way	ST - Stoop	ST - Stoop
O.R. - Official Records Book	P.B. - Plat Book	WM - Water Meter	WM - Water Meter
Elev. - Elevation	SF - Square Feet	WV - Water Valve	WV - Water Valve
Conc. - Concrete	BP - Brick Paver	WH - Fire Hydrant	WH - Fire Hydrant
SW - Sidewalk	CI - Curb Inlet	RCWM - Reclaimed Water Meter	RCWM - Reclaimed Water Meter
GTI - Grate Top Inlet	MES - Mitered End Section	RCWV - Reclaimed Water Valve	RCWV - Reclaimed Water Valve
RCP - Reinforced Conc. Pipe	PVC - Polyvinyl Chloride	TEB - Telephone Box	TEB - Telephone Box
P.K. - Parker Kalon Nail	SIR - Set 5/8" Iron Rod LB7768	EB - Electric Box	EB - Electric Box
SPKD - Set P.K. & Disk LB7768	FIR - Found 5/8" Iron Rod	CTB - Cable Television Box	CTB - Cable Television Box
LB148 (Unless Noted Otherwise)	FIP - Found 1/2" Iron Pipe	LP - Light Pole	LP - Light Pole
FIP - Found 1/2" Iron Pipe	LB148 (Unless Noted Otherwise)	SSM - Storm Sewer Manhole	SSM - Storm Sewer Manhole
FPK - Found P.K. Nail	FPKD - Found P.K. Nail & Disk	SSMH - Sanitary Sewer Manhole	SSMH - Sanitary Sewer Manhole
FCM - Found Concrete Monument	REF - Reference	EH - Electric Handhole	EH - Electric Handhole
PRM - Permanent REF. Monument	PCP - Permanent Control Point	CO - Clean Out	CO - Clean Out
P.D.U.E. - Private Drainage Utility Easement	(Note: Some items in above legend may not be applicable)	ICV - Irrigation Control Valve	ICV - Irrigation Control Valve

**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.
- Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

**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 Zones "X".

**DESCRIPTION:** Lots 39 & 40, 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.

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

**GeoPoint**  
Surveying, Inc.



Drawn: DJW	Checked: FLB	P.C.: ~	Data File: ~
Date: 04/28/16	Dwg: 39&40_Blk5_PP.dwg	Order No.: ~	Field Bk: ~
SEC. 18 - TWN. 32 S. - RNG. 20 E.			

