

Plot Plan

Bearings are based on the Westerly boundary of Lot 41, Block 5, said line bears S.57°06'30"E., per plat.
SCALE: 1" = 20'

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

BUILDING LAYOUT NOTE:

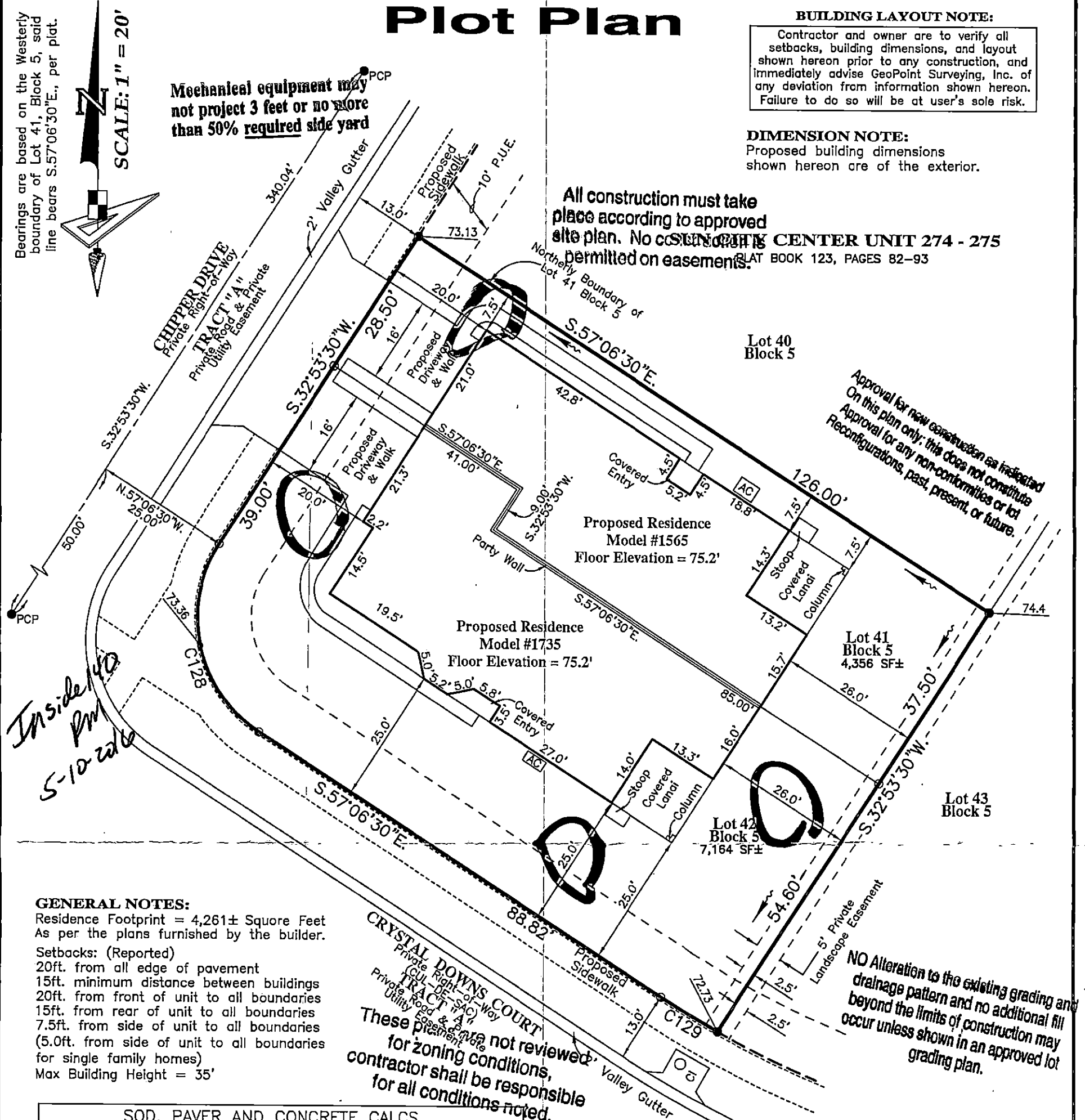
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

DIMENSION NOTE:

Proposed building dimensions shown hereon are of the exterior.

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

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



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.

CRYSTAL DOWNS COURT
 (CUL-DE-SAC)
 Private Right-of-Way
 Private Road & Private
 Utility Easement
 These plans are not reviewed
 for zoning conditions,
 contractor shall be responsible
 for all conditions noted.

GENERAL NOTES:

Residence Footprint = 4,261± 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'

Combined Total Lot Area in Square Feet ±	Total Sod Area in Square Feet ± (Includes right-of-way area between front property line and back of curb)	Total Conc. Area in Square Feet ± (Includes Right-of-Way Sidewalk ONLY)	Total Paver Area in Square Feet ± (Includes Entry, Lanai, Sidewalk and Driveway ONLY)
11,520	7,322	1,055	1,908

SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
128	25.00	90°00'00"	39.27	35.36	S.12°06'30"E.
129	187.50	03°43'25"	12.19	12.18	S.58°58'13"E.

LEGEND:
 Pg.-Page
 R/W-Right Of Way
 O.R.-Official Records Book
 P.B.-Plat Book
 Elev.-Elevation
 SF-Square Feet
 Conc.-Concrete
 BP-Brick Paver
 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
 FRM-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)

LEGEND (continued):
 LB.-Licensed Business
 ST-Stoop
 W-Water Meter
 V-Water Valve
 F-Fire Hydrant
 RCW-Reclaimed Water Meter
 RCV-Reclaimed Water Valve
 T-Telephone Box
 E-Electric Box
 CTE-Cable Television Box
 L-Light Pole
 SSM-Storm Sewer Manhole
 SSM-Sanitary Sewer Manhole
 EHH-Electric Handhole
 COO-Clean Out
 IGV-Irrigation Control Valve
 S-Sign
 AC-Air Conditioner
 P.U.E.-Public 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
 WWS-Water Service
 DF-Drainage Flow Direction
 10.0-Proposed Design Grade
 10.2-As-Built/Existing Grade

SURVEYOR'S NOTES:
 1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
 2. Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
 3. Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
 4. Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
 5. This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
 6. 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 Zone "X".

DESCRIPTION: Lots 41 & 42, 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.

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

NO GUARANTEE
 (For Permitting Only)
 E. VERNON HORNE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER
 5610
 LS5610

Drawn: DJW Checked: EVH P.C.: ~ Data File: ~
 Date: 04/09/16 Dwg: 41&42_Blk5_PP.dwg Order No.: ~
 SEC. 18 - TWN. 32 S.- RNG. 20 E. Field Bk: ~